

Planning, Design and Access Statement

**Edenbridge House, School Road, Bursledon,
Southampton, SO31 8BW**



28 June 2022

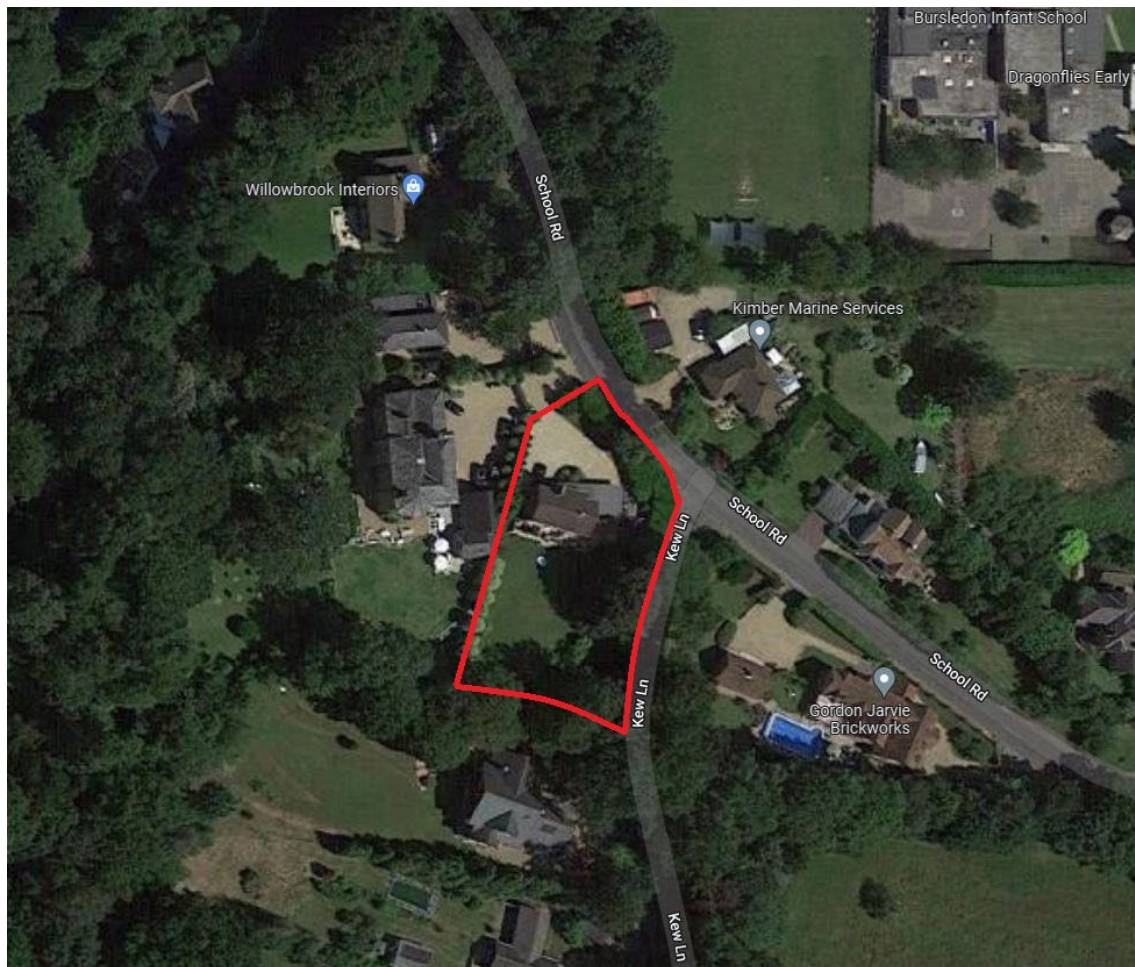
Louise Cutts

BA (Hons) Dip TP MRTPI

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1 Aerial Photograph



2 Introduction

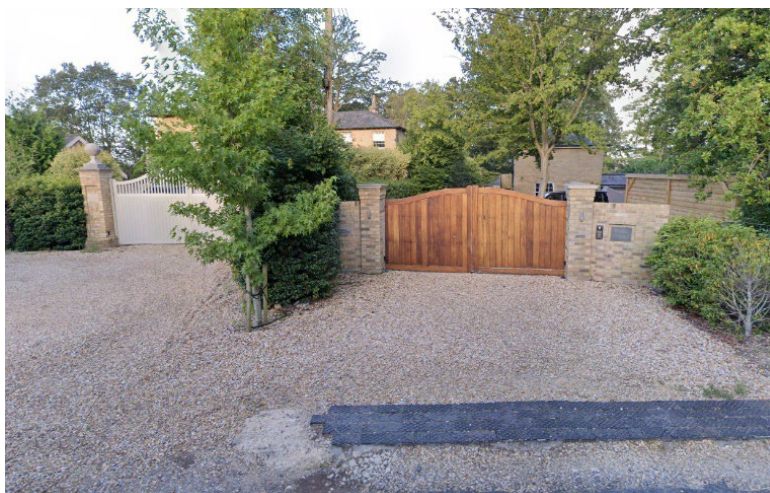
- 2.1 This statement has been prepared by Wessex Planning Ltd on behalf of Mr and Mrs N Barclay in support of a planning application for Edenbridge House, School Road, Bursledon, Southampton, SO31 8BW.
- 2.2 A planning application (reference H/22/92544) for the construction of a two storey rear extension and elevational alterations has recently been permitted by the Bursledon, Hamble and Hound Local Area Committee on 21st June 2022.
- 2.3 Initially a pedestrian gate and sliding vehicular access gate, with new piers were included in the above application. However due to the level of objection from the neighbour at The Old Rectory, these elements were removed from the application, so as not to jeopardise the expected planning permission for the extension.
- 2.4 This proposal is now solely for the retention of the existing gate piers and the installation of a new sliding vehicular entrance gate.
- 2.5 The submission includes the following:
- Application form and Ownership Certificate
 - Location Plan
 - Block Plan
 - Proposed Elevations

3 Site Context and History

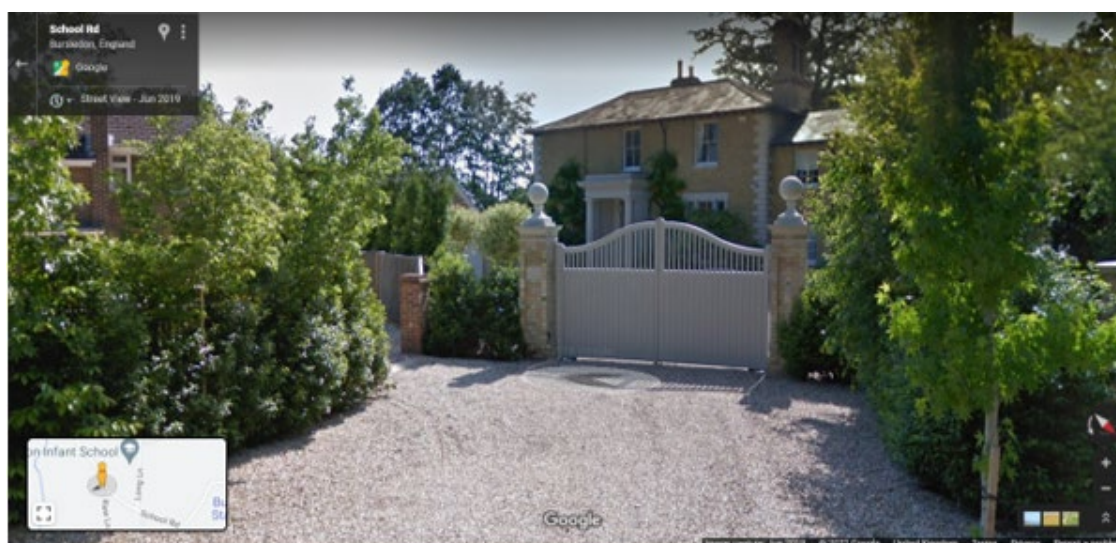
- 3.1 The site lies outside of the urban edge and is therefore designated as countryside in the adopted Local Plan. Additionally, the site lies within the Old Bursledon Special Policy Area, a low density residential area. This site is also located within the Bursledon Conservation Area.
- 3.2 Edenbridge House is a 4-bedroomed 2 storey detached dwelling, sited within a generous plot that is generally level, with lawns and flower beds surrounding the dwelling and mature trees and hedging on the boundaries.
- 3.3 The property abuts School Road and Kew Lane and is accessed via a private drive shared with The Old Rectory. The entrance to the site currently comprises of an open access between existing gate piers.



- 3.4 Immediately neighbouring the site is The Old Rectory, a Grade II Listed Building, itself with 3m high entrance gates and piers, (see below), **for which there appears to be no planning permission or Listed Building Consent sought or received**. To the west of The Old Rectory are the gates of the next neighbouring property, Stable Cottage.



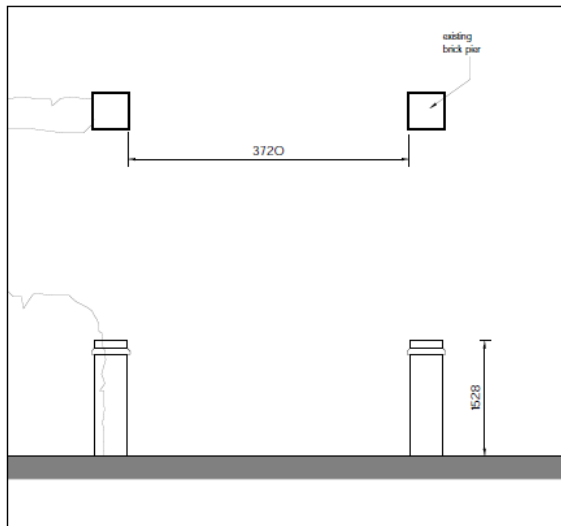
- 3.5 The photographs below show the shared driveway prior to the erection of The Old Rectory's gates, in May 2017, and afterwards, in June 2019.



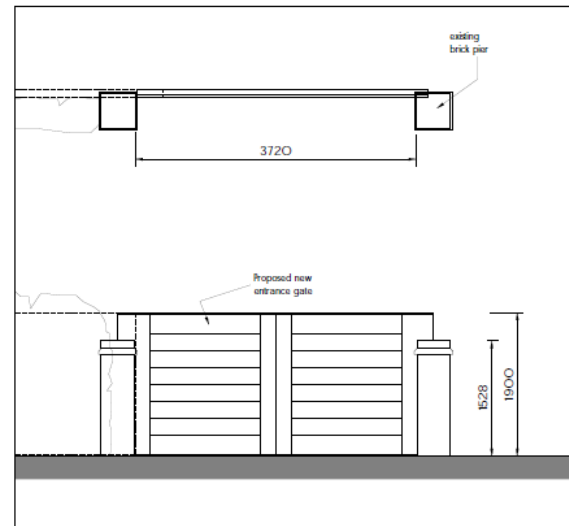
- 3.6 Other than the above mentioned planning permission, there are no other relevant historic planning applications relating to Edenbridge House.

4 Proposal

- 4.1 The proposal is for the installation of a new sliding vehicular entrance gate fixed behind the existing entrance piers.
- 4.2 The proposed gate will be 1.9m in height and 3.72m in width. The existing piers are 1.528m high.



Existing entrance piers



Proposed entrance gate

- 4.3 The sliding vehicular access gate will be automated to minimise delays in opening and closing and will be designed to appear externally as painted timber gates, set behind the existing gate piers.
- 4.4 The installation of the gate will improve the security of the site by providing a secure site entrance in place of the current open access to the site. They will also provide privacy from vehicles awaiting entrance to The Old Rectory on the shared driveway.

5 Policy Context

5.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022), together with the National Planning Framework and its associated guidance.

5.2 The most relevant policies are:

Strategic Policy S5, New development in the countryside

1. "Planning permission will be granted for new development in the countryside provided it is related to:
 - a. the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);
 - b. residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural workers' dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);
 - c. community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policies DM12);
 - d. outdoor recreation and open space (policies DM32 and DM33);
 - e. allotments and community farms (policy DM32);
 - f. cemeteries (policy DM37); and
 - g. essential public utilities (policy DM9).
2. In permitting new development in the countryside the Borough Council will seek to:
 - a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;
 - b. secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;
 - c. avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan;
 - d. safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and
 - e. protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'."

Policy DM1, General criteria for new development

1. "All new development should (as relevant):
 - a. not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;
 - ii. biodiversity (avoiding significant adverse impacts); and
 - iii. the significance of heritage assets;
 - b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;
 - c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;
 - d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);
 - e. include a landscape scheme covering the design and layout of external space;
 - f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;
 - g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;
 - h. incorporate provision for people with disabilities and create accessible communities that cater for all;
 - i. incorporate design measures to inhibit criminal and anti-social behaviour;
 - j. incorporate provision for on-site waste management; and

- k. *include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy."*

Strategic policy S8, Historic Environment

1. *"The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:*
 - a. *identifying the assets by means of an on-going programme of survey and review;*
 - b. *identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;*
 - c. *restricting development likely to harm them or their settings through management of development proposals; and*
 - d. *encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset."*

Policy DM12, Heritage assets

1. *Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.*
 - a. *Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:*
 - i. *if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains; and*
 - ii. *prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;*
 - b. *It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);*
 - c. *Where necessary, it secures the long-term future maintenance and management of the asset;*
 - d. *Where possible, it enables public enjoyment and interpretation of the asset; and*
 - e. *A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.*
2. *In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.*
3. *The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers."*

Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area

1. *"Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted provided they:*
 - a. *do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;*
 - b. *have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;*
 - c. *do not create a dwelling disproportionately larger than the one that is being extended or replaced;*
 - d. *are subservient to and in proportion to the existing building in form, scale and design;*
 - e. *do not contribute to the cumulative urbanisation of the area; and*
 - f. *are not otherwise detrimental to the character of the area as viewed from the River Hamble."*

6 Other Material Planning Considerations

- 6.1 The Old Bursledon Conservation Area Appraisal and Management Proposals Supplementary Planning Document 2012 provides guidance to homeowners and planners alike as to the acceptability of different forms of development in the conservation area. It divides the area into zones, assesses their character, and advises on development management strategies to retain the area's character.



- 6.2 The site is contained within Character Zone 6 of the appraisal. However, there is negligible information within the appraisal that affects the proposal for entrance gates at Edenbridge House. It can therefore be assumed that there is no, in principle, objection to entrance gates in this area. This assumption can also be based upon the fact that there are several dwellings within this area with entrance gates and pillars, which therefore form part of the character of the Conservation Area.

7 Planning Assessment

- 7.1 The proposed vehicular entrance gates would be attached to the existing piers, leaving both in situ. As such there would be very little visual impact in terms of anything other than the provision of the gate itself.
- 7.2 In relation to Bursledon Special Policy Area and Old Bursledon Conservation Area, there is no policy that prevents the installation of vehicular entrance gates, or pedestrian access gates in principle, or suggests that their provision is unacceptable.
- 7.3 Careful consideration has been given with regard to the design of the gates to ensure a high quality finish, in keeping with the various gated entrances in the vicinity.
- 7.4 It is evident that both The Old Rectory, and its neighbour have vehicular entrance gates and there is therefore planning precedent for their use.
- 7.5 With the previous application, prior to the withdrawal of the gates, the Heritage Officer had suggested that it might be better if the existing red brick piers were changed to yellow brick. However, there is no proposal to alter the existing red brick piers, and it would therefore be unreasonable to consider the piers when they form no part of this planning application.
- 7.6 In addition, the character of Old Bursledon is very much defined by its mixture of red and yellow brick. Indeed, the colour of brick piers often defines the age of the property that sits behind the entrance gates. In this case, the property behind the existing piers is a 1960's red brick property. It would be unusual to attempt to alter the colour of the brick piers to match an adjacent property.
- 7.7 The photographs above demonstrate clearly that the mixture of colours for the brick piers, and the design of the gates, together with the abundant vegetation, form part of the defining mixed character of the wider area. As such, the retention of the existing red brick piers could certainly not be evidenced to harm the character of the area.
- 7.8 The inclusion of the entrance gates with the previous application was the subject of some objection from the neighbour at The Old Rectory. The objection appears to stem from the use of the shared private driveway. It is important to confirm that Edenbridge House has a shared vehicular right of way over this driveway, and that any concern over its day to day use is a private matter between those persons with a legal right of passage over the shared driveway, beyond the remit of the Town Planning system.
- 7.9 In highway terms, the geometry, width and size of the driveway has been demonstrated as safe for shared usage, and no objection was received from the Highways officer in relation to the use of this driveway.
- 7.10 The pull-in area allows for the manual opening of the gates, although both the proposed vehicular access gate for Edenbridge, and the gates to the front of The Old Rectory can be controlled remotely. This is in common with many of the vehicular access gates in and around Old Bursledon.

8 Conclusion

- 8.1 The proposal for a sliding vehicular access gate sited between the existing gate piers is non-contentious in planning terms. The position of the gates would not be detrimental to highway safety, as evidenced by the previous Highways Officer's 'no objection' comments, and there is much precedent in the immediate area for such entrance gates.
- 8.2 With one of the defining characteristics of the Conservation Area, and Old Bursledon Special Policy area including entrance piers and gates, constructed to serve private properties, it is clear that the proposals are in character with the area. As such, and in addition, the entrance gates cannot be held to harm the setting of the Listed Building adjacent. Therefore, the proposals are fulling in accordance with policies S5 and S8, DM1 and DM12, and BU7, which seek to retain the character of the area.
- 8.3 Importantly, the town planning system works to protect the 'public interest' only. Therefore, any concerns regarding the day-to-day usage of a shared private driveway exist only within the private realm, into which the UK planning system cannot, lawfully, be drawn.