

Land to West of Glenbourne 9 Upper Northam Close, Hedge End SO30 4BB

Design & Access Statement (DAS) in support of the Proposed New Detached Dwelling

Issue Status:

Revision	Date	Description
-	03 Aug 2022	Issued in support of Outline (Reversed Matter) Planning Application



Site Location Plan (not to scale)

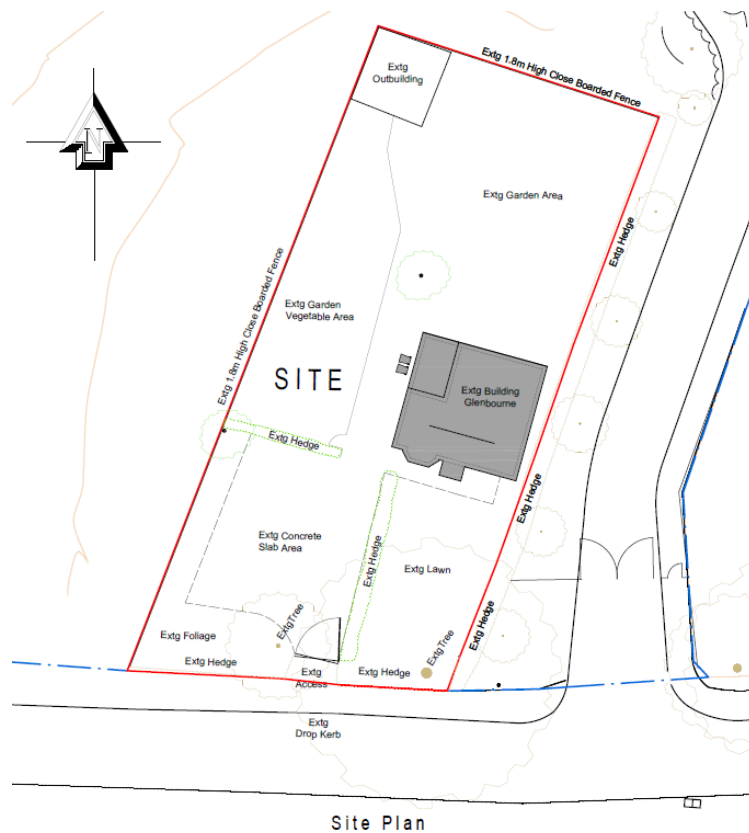
Introduction & Site Context

This Design & Access Statement (DAS) for the proposed development at Land to West of Glenbourne, 9 Upper Northam Close Hedge End SO30 4BB for 1 No detached residential dwelling.

The application site is a parcel of land which forms the site known as “Glenbourne” and is a residential detached dwelling site owned by the Kings Community Church, a UK Registered Charity (No 1119560). The site is located on the Northern side of Upper Northam Close (Western end) and has it’s own vehicular and pedestrian access onto the public highway.

The site has existing close boarded fences (1.8m high) to the Northern and Western boundaries and mature hedges to the Southern and Eastern boundaries. Two large trees are located on the Southern boundary. The applicant is not aware of any wildlife or biodiversity that would be impacted or harmed by the proposals and as

such a Phase 1 Assessment has not been undertaken. An independent Arboricultural Assessment has been undertaken by Johnston Tree Consultancy with full details contained in separate documents.



Existing Site Plan

The current dwelling, a 3 bedroom detached house has an overall GIA of 123.9m² split 67.2m² on the ground floor and 56.7m² on the first floor and the overall site has an plot area of 960m² (0.096 hectares) and is rectangular in shape, with the land being predominantly flat. Principle habitable rooms have views North and South with access and non habitable room windows on West Elevations.



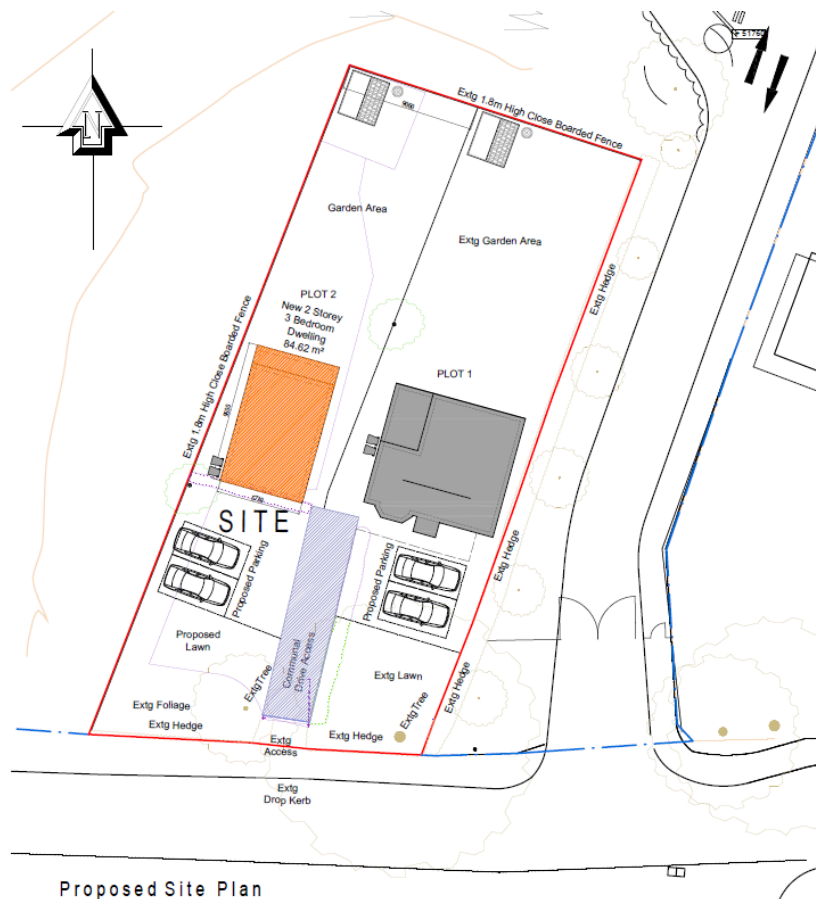
View of existing dwelling (Looking North and Southwards)

The site is fully serviced and connected to the main public sewers, electricity, gas, water and telecom services and is located in a highly sustainable travel location, with easy access to Hedge End local facilities (0.9km) East and a wider commercial facility to the North. The area is an residential area, with well light pedestrian pathways and within easy reach of local bus services (0.48km) East.

The site is not listed or within a designated conservation area and is located within a Flood Zone 1 area as defined by the Environment Agency Flood Zone Map for Planning and as such does not have any significant flood risk issues.

The existing dwelling has several car parking spaces on a concrete slab and an existing drop kerb access onto Upper Northam Close on the Southern boundary.

Design & Access Solution:



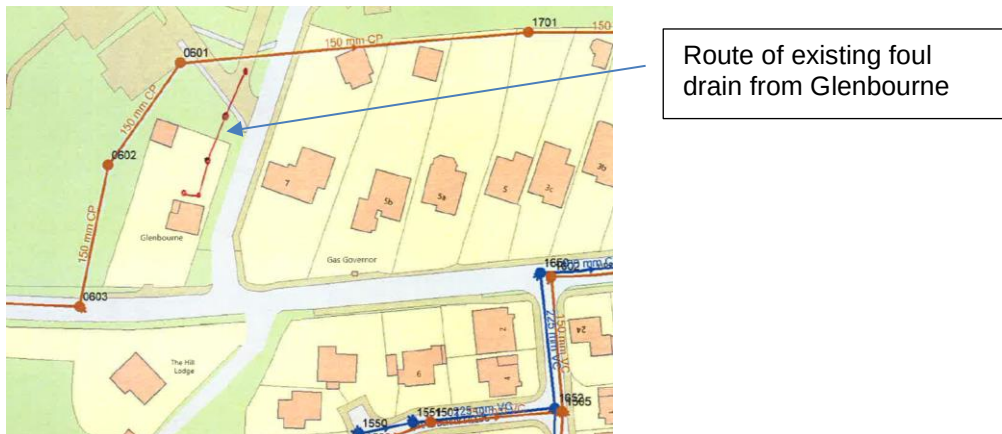
The proposal within this outline application (with Reserved Matters) is for a two storey 3 bedroom detached dwelling with a GIA over two floor of 84.62m² (more than meeting DM30 - Internal space standards for new residential development, figure 4). Room ceiling heights of greater than 2.35m can be achieved without forming an overbearing property against it's neighbour. Dedicated parking for two vehicles and a private rear garden area located to the South and North of the proposed dwelling with the existing site access and drop kerb is being utilised as a shared drive and pedestrian access point.

The rear private amenity area has a spacious garden, cycle storage within a 3.0 x 2.4m secure shed and good side access is available down both the Western and Eastern flanks of the building. Refuse and recyclable refuse wheelie bins (240L) can be easily accommodated, with a short travel distance to the kerb line collection point. A 1.8m high new close boarded fence is to be erected between the two dwellings to ensure rear private amenity areas are maintained. The existing boundary treatment will remain as existing.

For Glenbourne revised parking arrangements are illustrated on drawing 22-1548-PL01 and provide two full car parking spaces. Part of the existing low hedge to the east of the current concrete drive way is to be removed to allow easy access and exiting in a forward gear.

Foul drainage statement

Southern Water have foul drainage assets in the vicinity and connection will be made to this system. The existing dwelling has it's principle foul drainage exiting North from the site and it is proposed to adopt a similar approach linking into the existing 100mm dia drain. (



Extract from Digdat Southern Water Foul Drainage (Aug 2022)

Storm drainage statement

The roof storm water will discharge into a new aquacell style infiltration soakaway located a minimum 5.0m away from any building (final details to be designed at a later stage)

NPPF- The Framework accepts that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and that this should be taken into account, but given the sites urban location and the short access distance to a full range of services, without the use of a private car results in the proposal falling under the presumption in favour of sustainable development.

The proposal, benefits from the presumption in favour of the sustainable development as outlined in the NPPF Framework Paragraph 11 and we believe this is a material consideration of substantial weight for the proposal. As such the presumption of approval for the development can be justified without causing any harm to the local environment.

Sustainable Travel under the environmental objective (NPPF 8c) is also achievable adding to the overall sustainability of the proposal which contributes to the overall low carbon reducing proposal.

“Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.” (NPPF Annex 2: Glossary)

As such Chapter 12 “Achieving well designed places” paragraphs 130. a), b), c), d), e) and f) under the revised NPPF July 2021 are achieved.

In essence the proposal hits all three dimensions within the NPPF 2 (8 a, b , c) “Achieving a sustainable development”

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”*

There are no elements of the proposal that would have any detrimental effects on the neighbours with regard to overlooking or un-neighbourly type of development or a harmful impact upon the character or appearance of the neighbourhood and will visually improve and enhance the local setting and environment.

This small windfall site can provide an important contribution to meeting and enhancing housing requirements locally and would be available to be built out in a short time frame, thus achieving an further elements of the NPPF paragraph 69.

Conclusion

On balance it is concluded that the proposal is inline with the Eastleigh Borough Council Local Plan 2016 – 2036 (April 2022) text and complies with the contents of the NPPF July 2021 therefore providing the LPA with sufficient material evidence to support the application with a presumption in favour of development.

Planning issues

Within the Eastleigh Borough Council Local Plan 2016 – 2036 (April 2022) the following policies have been reviewed against the outline proposal:

Policy

S1 – Sustainable development
S6 – Protection of settlement gaps
DM1 – General criteria for new development
DM2 – Environmental Sustainable Development
DM3 – Adaptation to climate change
DM5 – Managing flood risk
DM6 - Sustainable surface water management and watercourse management
DM8 – Pollution
DM13 - General development criteria – transport
DM14 – Parking
DM23 - Residential development in urban areas
DM24 - Creating a mix of housing
DM29 - Dwellings with higher access standards
DM30 - Internal space standards for new residential development

SITE IMAGES



Image A1 - Site Drop kerb Access Southern Boundary



Image A2 – View Eastwards at site exit point



Images A3 – A5 Front Drive Area looking South



A4



A5



Image A6 Glenbourne Rear Garden View Northwards



Image A7 Veg Plot Area Viewed Northwards



Image A8 Veg Plot Area view Westwards



Image A9 Veg Plot Area View Southwards



Image A10 Southern Elevation



Image A11 Eastern Elevation



Image A12, A13 Image of Western Elevation



A13



Image A14 Northern Elevation



Image A15 View South West towards proposal site



Image A16 & A17 Outbuilding and Fence to be demolished view Northwards

A17