

P22/01061/F - 20-26 Conygre Grove P22/01061/F - 20-26 Conygre Grove

Section 55 Town and Country Planning Act

Design and Access Statement

Erection of 1no. detached, two-storey dwellinghouse with garage and new access drive from Beacon Road

**Nunton Cottage, Beacon Road, West End,
Southampton, SO30 3BR**

14 St Georges Business Centre - St Georges Square - Portsmouth - PO1 3EZ

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Jonathan McDermott, Keith Oliver, Helen Morris-Ruffle and Tim Perkins are Chartered Town Planners regulated by the Royal Town Planning Institute

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REG 197 6095 56

Site Information

Consultant	Keith Oliver
Client	Mark Beavis
Site Address	Nunton Cottage, Beacon Road, West End SO30 3BR
LA	Eastleigh BC
Description of Development	Erection of 1no. detached, two-storey dwellinghouse with garage and new access drive from Beacon Road
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	None
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No

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Site of Importance to Nature Conservation

No

Article 4(2) Directions

No

Local Policy Requirements

Local Plan/Core Strategy

Eastleigh Borough Local Plan Review (2001-2011) adopted 2006

Effective Policies in Development Control

Eastleigh Borough Local Plan Review (2001-2011)

59.BE (Development Criteria),
72.H (Density),
75.H (Density),
104.T. (Parking),
28.ES (Waste Collection/Recycling),

The Eastleigh Borough Local Plan 2016-2036

S1 (Sustainability),
DM1 (General Criteria for New Development)

SPG/SPD's

Supplementary Planning Guidance: Quality Places
Supplementary Planning Document: Planning Obligations

Planning History

Relevant History

F/10/66682 - Extensions and alterations. Permission 2010

F/20/87242 - Dwelling. Withdrawn 2020

F/21/90150 - Dwelling. Withdrawn 2021

F/22/92340 - Erection of 1no. detached, two-storey dwellinghouse with garage and new access drive from Beacon Road. Refused 7 April 2022

Report Date

16 September 2022

1. Introduction

- 1.1. Nunton Cottage is a two-storey dwelling with a large garden.
- 1.2. The proposal is to erect a 1no. detached, two-storey dwellinghouse with garage and new access drive from Beacon Road within the garden.
- 1.3. Town Planning Expert act as agent for the application.



Site Location



Site Photograph

Matters Pursuant to the application

- 1.4. The application seeks a revised design following the refusal of the previous application.
- 1.5. The previous application was refused for the following reasons:

1 The proposed dwelling and garage, by reason of their excessive size, scale and appearance, would result in a visually intrusive, and incongruous form of development which would be at odds with and have an unacceptable adverse impact upon the surrounding area. The proposals are therefore contrary to the requirements of Saved Policy 59.BE of the Adopted Eastleigh Borough Local

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Plan 2001-2011, Draft Policy DM1 of the Emerging Eastleigh Borough Local Plan 2016-2036 and the provisions of the NPPF.

2 Insufficient information has been provided to demonstrate that adequate visibility splays can be provided on site. As such the proposal is contrary to Saved Policies 59.BE and 102.T of the Adopted Eastleigh Borough Local Plan 2001-2011, Draft Policy DM13 of the Emerging Eastleigh Borough Local Plan 2016-2036, and the provisions of the NPPF.

3 The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC), and New Forest National Park (SPA, SAC, and Ramsar sites) from additional recreational pressure and nitrogen and phosphate loading generated by the population increase and additional sewage resulting from the development. The proposal is therefore contrary to the requirements of Saved Policy 25.NC of the adopted Eastleigh Borough Local Plan Review 2001-2011, Policy DM11 of the Emerging Eastleigh Borough Local Plan 2016-2036, the provisions of the NPPF and the Conservation of Habitats and Species Regulations 2017.

Summation of Case

- 1.5. The site lies within a built-up area where the principle of development is accepted subject to the general criteria for new development, having regard to national and local policies and guidelines and the character of the area.

2. Site Context

- 2.1. Nunton Cottage is a modern 4-bed, two-storey property fronting Beacon Road.
- 2.2. It was extended in 2010 by the addition of a two-storey extension to the side and a single storey extension to the rear.
- 2.3. It enjoys a large rear garden, which is in part separated from the house by a brick wall.
- 2.4. The surrounding area is characterised by detached properties, largely of individual designs, within similar size plots.
- 2.5. The area is softened by mature planting.
- 2.6. Nunton Cottage is the only property gaining access from this section of Beacon Road.
- 2.7. Beacon Road is a residential road running north of and parallel to the A27, Moorhill Road. It is accessed off Telegraph Road to the east and links up with other residential roads to the west.
- 2.8. West End is a residential suburb on the north-east outskirts of Southampton.

3. Local Development Framework

National Planning Policy Framework

- 3.1. The National Planning Policy Framework (NPPF) is the primary national planning policy guidance and the updated version was issued in July 2021.

Sustainable Development

- 3.2. Paragraphs 8 and 9 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 8 of the NPPF identifies the roles of the planning system in achieving sustainable development:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 3.3. Paragraphs 10 and 11 go on to provide further emphasis on the focus towards sustainable development stating:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 3.4. With regard to housing Paragraph 59 states:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 3.5. The updated Framework lays greater emphasis on design. Paragraph 126 states:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

3.6 Paragraph 130 indicates:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change ...*

Local Policy

3.7. The Eastleigh Borough Local Plan Review (2001-2011) adopted in 2006 is the principal document in the Local Development Framework.

3.8. The following policies are considered relevant to this proposal

3.9. Policy 59.BE seeks to promote good design and states:

Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria:

- i. they take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention.*

3.10. Policies 72.H and 75.H relate to the density of development having regard to the character of the area and making efficient use of land.

3.11. Policy 104.T. requires adequate off-street parking in accordance with local standards.

3.12. Policy 28.ES requires the provision for storage of waste.

- 3.13. The Eastleigh Borough Local Plan 2016-2036 was submitted by the Council to the Planning Inspectorate on 31st October 2018 with hearings in public having concluded in early 2020. Following modifications adoption of the plan is anticipated towards the end of 2021. It is considered that overall considerable weight can be attributed to it.
- 3.14. The most relevant policies are:
- 3.15. Policy S1 sets out the Authority's policies for sustainability.
- 3.16. Policy DM1 provides the general criteria for new development and states

All new development should (as relevant):

i. not have an unacceptable impact on, and where possible should enhance:

a. residential amenities;

b. the character and appearance of urban areas, the countryside and the coast;

c. biodiversity; and

d. heritage assets;

ii. make efficient use of the site and have regard to and not impede potential development opportunities on adjoining land;

iii. 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 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.

4. Principle of Development

- 4.1. Nunton Cottage is a detached property which has been extended but still enjoys a large garden to the rear, separated by a brick wall.
- 4.2. The property lies within the built-up area of West End, a largely residential area on the outskirts of Southampton, where development is normally permitted subject to the usual material considerations.
- 4.3. The proposal seeks to erect a 3-bedroom, two-storey, detached house with an attached double garage.
- 4.4. Entry to the house is from the north-east side into the hallway, with the kitchen/diner facing towards the garden.
- 4.5. The ground floor would consist of a central hallway, a reception/sitting room, a lounge, a kitchen/diner and pantry together with a utility room and laundry. Upstairs would be three bedrooms, one with an en-suite and a family bathroom.
- 4.6. To the side is proposed a double garage.
- 4.7. The property would be accessed from Beacon Road via a new driveway to the south-east of Nunton Cottage. Beacon Road is a lightly trafficked road subject to the national 30 mph speed limit, although due to the bend adjacent to the site traffic speeds are generally lower.
- 4.8. The design has been amended to an art deco style which seeks to respect the more traditional appearance of adjacent properties while reflecting modern style. The property would be rendered as per Nunton Cottage.
- 4.9. Art Deco is a style of visual arts, architecture and design that first appeared in France just before World War 1, it combined modern styles with fine craftsmanship and rich materials. Given the mix of styles and finishes within the area this is considered to be an appropriate solution to this site.

- 4.10. By adopting the art deco style it is possible to keep the overall height down minimising the impact on neighbouring properties.
- 4.11. At ground floor levels windows are principally to the north-west and the south-east. Given the distance to the adjacent properties and being screened by the existing brick wall and mature planting, no overlooking is anticipated.
- 4.12. The position and number of first floor windows are largely dictated by the ground floor windows and again look out over the garden. Bathrooms are positioned to the rear and would be obscurely glazed to avoid overlooking of neighbouring properties.
- 4.13. The garage is attached to the house but is set back from the north-west wall of the house such that, although of similar height and design, it will read from the road as being subservient to the main house while reflecting the wing to the other side.
- 4.14. Overall the scale and design of the property seeks to respect the present character and appearance of this part of West End.
- 4.15. In designing the house the applicant has also been mindful of the need to respect both the design and privacy of the neighbouring properties. To this end the overall height of the property has been kept low by utilising the roofspace and windows are located to minimise overlooking while respecting the overall design.
- 4.16. Previously the applicant has submitted ecological and arboricultural reports. These have been updated and are attached at Appendix A and B. Although these reports were initially undertaken in 2020 nothing has changed since then. The site is still a cultivated garden, while there are no TPO'd trees on the site. The distance of the house from neighbouring trees should not cause any harm during construction or after. Tree protection measures will be put in place during construction as required.
- 4.17. As indicated above access is from Beacon Road. The road is subject to a 30 mph limit, with double yellow lines around the bend. Although there is a footway outside Nunton Cottage there is no margin to the road once round the bend to the east side of the road. Given the constraints a maximum speed of 20-25 mph is anticipated.

- 4.18. Hampshire County Council has published a Technical Guidance Note. TG3 - Stopping Sight Distances and Visibility Splays. Para 3.7.1 on page 9 and 10 states that for a 30 MPH speed limit a "Y" distance of 43 metres would be adequate. This can be easily accommodated as indicated on the plans.

5. The Design Appraisal

Scale

- 5.1. The proposal is for a 3-bedroom, two-storey, detached house with double garage.

Amount

- 5.2. It is proposed to retain Nunton Cottage and develop the rear garden with an additional property.

Layout

- 5.3. The new property will be accessed from Beacon Road.
- 5.4. The layout would provide for reception rooms and kitchen on the ground floor with bedrooms above.

Landscape

- 5.5. Existing boundary treatments will be retained.

Appearance

- 5.5. The property seeks to respect the traditional character of neighbouring properties while introducing a modern appearance.

6. The Access Appraisal

- 6.1. Access will be from Beacon Road, a residential road subject to the 30 mph speed limit.
- 6.2. The configuration is such, however, that traffic speeds are more likely to be 20 to 25 mph.
- 6.3. Visibility splays at the access in excess of 43 metres in each direction can be attained.
- 6.4. On site parking for Nunton Cottage will be retained, and parking for the new property will be within the proposed garage.

7. Conclusion

- 7.1. The proposal is for a detached house to the rear of Nunton Cottage.
- 7.2. The site is within the built-up area where the principle of development is accepted subject to the general criteria for new development.
- 7.3. The size, scale and design seeks to reflect the character and appearance of neighbouring properties, while respecting the amenities of existing and proposed occupiers.
- 7.4. Access is from Beacon Road, where traffic movements are low and speeds are within the 30mph speed limit. Adequate visibility can be provided in both directions.
- 7.5. There are no ecological or arboricultural constraints on the site.
- 7.6. In the opinion of the applicant the proposed house complies with national and local policies and guidelines and as such he respectfully requests that planning permission be granted.