

PLANNING DESIGN & ACCESS STATEMENT

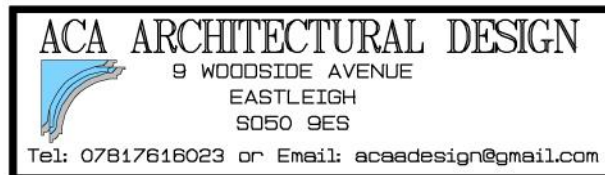
in respect of

Proposed Development Of 2 New Detached Residential Dwellings

for

Mrs Pibworth

Land adjacent Long Garden Cottage,
Winchester Road, SO32 2BX



October 2022

INTRODUCTION

This full planning application is for erection of two new detached dwellings utilising the extensive garden area to the north and existing access serving the property known as Long Garden Cottage.

The scheme follows Pre-Application advice from the Council Reference Q/19/87078 dated 25th February 2020. Since this advice was received, careful consideration has been given to the detailed comments provided and consequently the scheme has been amended in response to the Council's concerns by;

- Design and position of the dwellings has been reconsidered so that they take into account the existing dwelling on the site and the design of the dwellings relate well to each other.

Principle conclusion from pre-app;

"Following a review of the planning history surrounding the site, it is noted that consent has been granted and is currently under construction for a large development to the east of the site known as Boorley Green. A large housing development has been allowed at appeal to the west and further south of the site known as Boorley Gardens and to the immediate south of the site a development for 14 houses has been approved and is under construction. It is considered that these approved developments fundamentally change the character of the surrounding landscape and should be considered as a material consideration when assessing the application against Policy 1.CO. With regards to the Local Gap it is considered that the site alone cannot perform a 'gap' function and it is further noted that the Local Gap designation is proposed to be removed as part of the submitted Local Plan 2016 – 2036. It is therefore considered that the site can accommodate residential development contrary to Policies 1.CO and 3.CO of the Local Plan due to the existing and approved surrounding development."

SITE LOCATION AND DESCRIPTION

The site measures 0.36 hectares in size and is located to the north east of Hedge End and to the north of Botley, adjacent to the B3345 Winchester Road. The property lies on the western side of Winchester Road and is being surrounded by various new developments becoming an urban backdrop.

The land slopes downwards south to north from the main two storey detached house and is enclosed by a 1.8m high close boarded fence to the south, 1.2m high post and rail fence to the west and mature trees to the east.



Entrance of subject site viewed from Winchester Road



Set back access and existing two storey traditional dwelling



View looking north towards area of garden to be developed

Material Considerations

The site was located within the designated local gap (removed from adopted local plan), which is an area of countryside that separates the settlements of Botley and Boorley Green.

The Council is in the process of preparing its new local plan for the period of up until 2036, which although at an early stage in the adoption process shows the Council's direction of travel. The plan allocates new major housing developments close to the site, including 300 dwellings at Land North

East of Winchester Street (B02). A further 800 dwellings are allocated at land west of Woodhouse Lane (HE1) and development has started on 1,400 dwellings at land north and east of Boorley Green (B01). These major housing developments sites will/are forming the new settlement boundaries and will be purposely designed to address the transition between the built up areas and the adjoining countryside.



Proposed montage site plan with adjacent developments shown at Braxalls Farm and land north west of Winchester Road

Amount

Two new detached 4 bedroom dwellings utilising extensive unused garden area to the north and sharing the existing access.

Layout

The new houses are set in a large enough plot and the development meets the council's minimum internal floor space (203sqm or plot 1 and 197sqm for plot 2)) and with generous front and rear gardens.

Scale

The height of the proposed dwellings range from 6.1 to 7.6m to top of ridge compared to the existing raised property which is 7.3m and are detailed in a traditional architectural language, which is not visually intrusive given the mature screening, detractive of the street scene or character of the area and is therefore in line with the saved policies.

Density

This part of Botley was characterised by fairly low density development until the developments recently approved which envelope this subject site. The density equates to 8 dwelling per hectare including existing dwelling and is achieved without detriment to the prevailing character of the area.

Appearance

The proposals are designed as a traditional staggered two storey structures with subservient elements, grey windows, solid timber entrance door, red brick, timber cladding material and predominately hipped pitched clay roofs to match the existing property to prevent the development from not significantly intruding into the spaciousness present between properties.

In terms of localised visual effect, the layout plan shows that dwelling will be located a significant distance back from the road, each other and well screened from Winchester Road . On this basis, the development would not be visually intrusive within its immediate surroundings would be minor and not overwhelming decisively negative.

Amenity

The rear garden spaces are above the minimum 60% of the total floor area of the dwelling which it serves as required by 'Quality Places' Supplementary Planning Document and is equal to 292sqm for plot 1 and minimum 350sqm for plot 2.

The garden area is adequate to serve the everyday needs of a family sized dwelling, such as children's play space, private recreation area and clothes drying area. In this respect, it would be similar to other recent housing development which will become an established character of the area and material consideration.

Boundary treatments to the existing north, east, and west will remain unaltered and repaired where necessary with additional planting to soften the impact of development to the south

Access

As the existing property benefits from Winchester Road with minimal alterations to the front

boundary allowing all vehicles will be able to enter and exit the site in forward gear.

The approach to the development and the main entrance door thresholds will be designed to allow ambulant access that will comply with current design standards as set out in the building regulations, 2004 Edition Part M. So therefore in terms of access the proposals are compatible with relevant government guidance and legislation concerning access for the disabled, including not only those in wheelchairs but also the ambulant disabled, and those with sensory impairments.

Highways

The level of parking identified is in accordance with the adopted parking standards as outlined in local authority parking standards and is considered that there is sufficient space on site to accommodate the parking spaces that would be required to serve two new residential unit by means of 3 allocated spaces per unit (4 to serve existing) which will be able to enter the site, turn and exit the site in a forward gear.

Refuse & Cycle Provision

In terms of cycle provision, one cycle space is being provided within the integral garages and the provision of refuse will be in the form of two wheelie bins, one for general waste and the other for recycling material. The waste bins will be stored in a secure area located to the side/rear of the proposed dwellings and will be transferred to allow collection by the local refuse service from Winchester Road.

Trees

There are mature trees on the Winchester Road boundary, tree protective measures will be installed. When considering a proposal on such a site there are three main things that need to be considered: can the development physically fit on the site without harm to trees and their root and canopy structures; can the development be constructed without harm to the retained tree's root and canopy structures; is there sufficient useable garden and/or any potential for future pressure on trees as a result of the end use of the development.

A tree report accompanies the application along with mitigation.

Flood Risk

The Environment Agency (EA) flood zones, shown on the outputs and included in the Appendix, represents current best estimates of zone 2 and zone 3 flooding as defined in Table 1 of the Technical Guidance to the National Planning Policy Framework. It does not take account of potential climate change impacts.

Zone 2 Medium Probability of tidal flooding (0.5%-0.1%)

Zone 3a High Probability of tidal flooding (>1%)

Zone 3b Functional Floodplain (>5% probability of flooding)

The flood map does not differentiate between zones 3a and 3b.

Zone 3b is only considered appropriate for water-compatible development.

Zone 3a is additionally considered appropriate for less vulnerable uses.

The site is located in flood Zone 1 (low risk <0.1%).

The redevelopment of the site will therefore inherently reduce both surface water discharge rates and the discharge volume subject to implementation of SUDs

It is proposed to form the shared access and driveways from type B or C porous pavement with outfall to the watercourse along the northern edge of the site

Water butts should be installed to intercept roof water run-off generated from the roofs. These will reduce the annual volume of surface water discharge but will not make any material contribution to regulation of critical run-off as these tend to be full during winter months as there is minimal demand for garden irrigation in these months.

Foul Water Provision

The existing site lies beyond the extent of the public sewer network and is served by a septic tank. It is understood that at present there is no surplus FW drainage capacity at Boorley Green, which is at the head of the current network. The Environment Agency preference is for connection to the public sewer, where this is viable. For basic determination of viability the Agency apply a 30m per unit proximity rule of thumb.

The approval at Braxalls Farm continued to be served by new waste water treatment plants as this part of Winchester Road continues to be beyond the point of viability for connection to any existing public sewer.

Southern Water have commenced construction of the S98 rising main sewer to serve the golf course development. This is however some 1.7km from this site on the far side of the Fareham-Eastleigh rail line. So notwithstanding if there may be some future capacity at that point this site will need to be continued to be served by new waste water treatment plants as indicated on drawing 2019/02.

Off-site biodiversity: New Forest Special Protection Area

The development will result in a net gain of residential dwellings within 13.6km of the New Forest SPA and therefore the applicant is willing to pay a contribution per new dwelling to mitigate the impact if required.

Off-site biodiversity: Solent and Southampton Water Special Protection

It must be acknowledging that it is almost impossible for small sites such as this to provide any physical mitigation, the Council has adopted an interim a policy/scheme of offsetting the impact by taking land within its ownership out of agricultural use, at least until a more permanent solution is implemented and we request that this site be included within this scheme?

Conclusion

Recent planning permissions being implemented are considered to represent a material consideration to which significant weight in the determination of this development can be given and should be taken into account. The planning permissions in the vicinity along with the existing residential development adjacent to the site as part of the context for the site and the proposal, as a result of the adjacent development the application site is now/will become enclosed on all sides by the new settlement boundary and residential development.

Whilst technically within the countryside the existing relationships are considered to be a strong material consideration in favour of the development, justifying the grant of planning permission in this case as a departure from the adopted Local Plan pertinently as the retained screening on the eastern boundary will not interfere with the strong sense of arrival at Boorley Green development roundabout.