

Planning, Design and Access Statement

**Plot 4, Oak Lodge, Bridge Road, Bursledon,
Southampton, SO31 8AL**



13 October 2022

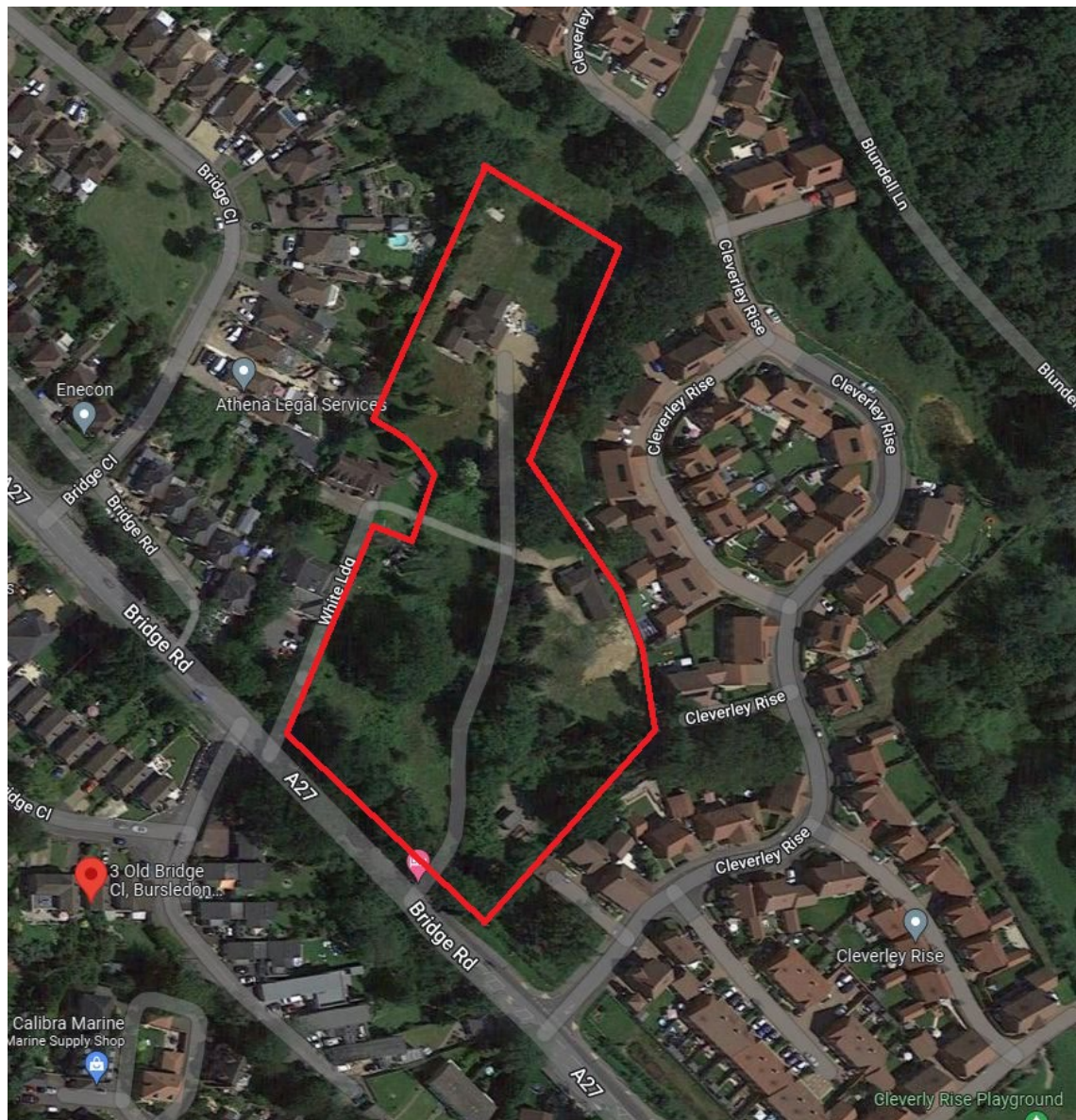
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1 Aerial Photograph



2 Introduction

- 2.1 This statement has been prepared by Wessex Planning Ltd on behalf of Hartly Ltd in support of a planning application for Plot 4, Oak Lodge, Bridge Road, Bursledon, Southampton, SO31 8AL.
- 2.2 Following the granting of planning permission for the conversion of the existing outbuilding (plot 4) to 1 x 3 bed dwelling (F/20/87926), this application seeks permission for the demolition of the outbuilding and the construction of a new single storey, 3 bed dwelling in its place.
- 2.3 A full assessment has been carried out in relation to the viability of the conversion of the outbuilding, concluding that a new 3-bed dwelling offers both viability benefits as well as long term thermal performance benefits, better meeting the expectations and sustainability aspirations of home-buyers.
- 2.4 The submission includes the following:
- Application form and Ownership Certificate
 - Location Plan
 - Block Plan
 - Existing plans
 - Proposed Floor Plans
 - Proposed Elevations
 - Ecology Report

3 Site Context and History

- 3.1 Plot 4 is part of a wider development of the site at Oak Lodge which was granted planning permission for the construction of 6 x five bed dwellings, the conversion of outbuilding to 1 x 3 bed dwelling and the refurbishment of the existing dwelling, Oak Lodge, on 11th February 2021.



- 3.2 The site lies within the urban edge and therefore there is a presumption in favour of development.
- 3.3 The site is located to the north-west of the River Hamble, set between the A27 and the M27. The site is accessible from the north side of the A27.
- 3.4 The site is covered by a Tree Preservation Order albeit several of the original trees protected have been removed due to their failure in recent storms in accordance with the approved Arboricultural Impact Assessment
- 3.5 Along the northern boundary is a designated Site of Importance for Nature Conservation (SINC).
- 3.6 The surrounding area is characterised by established low to medium density suburban development with good levels of planting.
- 3.7 The wider site has a detailed planning history, summarised as follows;

- *F/20/87926 | Construction of 6no. five bed dwellings, conversion of existing outbuilding to 1no. 3 bed dwelling and the refurbishment of existing dwelling at Oak Lodge with associated garages / car parking, new access from Bridge Road, landscaping and associated works | **Permit** | 11 Feb 2021.*
- *F/19/85770 | Construction of 7no. 5-bed dwellings (with existing property Oak Lodge to be retained and refurbished) with associated car parking, landscaping and new access from Bridge Road. | **Withdrawn** | 12 Nov 2019.*
- *F/17/79886 | Construction of 2 no. 4 –bed and 9.no. 5-bed dwellings (with existing property (Oak Lodge) to be retained and refurbished) with associated car parking, landscaping and new access from Bridge Road. The application is a Major Development and a departure from the Development Plan. | **Withdrawn**.*
- *F/09/64783 | Single storey side extension and conversion of existing garage to provide living accommodation | **Approved** | 11 May 2009.*
- *F/06/55911 | Single storey rear and first floor side extensions | **Approved** | 08 Mar 2006.*
- *Z/16752/008/00 | Change of use of stable to B1 use (office and light industry) and ancillary storage | **Refused** | 15 Jun 1994.*
- *Z/27810/001/00 | Outline: Erection of dwelling and garage | **Refused** | 15 Jun 1994.*
- *Z/16752/001/00 | Use of site for short stay overnight parking of caravans in fields | **Refused**.*
- *Z/16752/005/00 | The erection of dwelling with garage | **Approved** | 07 Jul 1981.*
- *Z/16752/002/00 | The erection of dwelling and garage | **Allowed on appeal** | 07 Oct 1980.*
- *Z/16752/003/00 | Alterations to access adjoining | **Approved** | 15 Dec 1980.*
- *Z/16752/00A/00 | Erection of two houses | **Refused** | 19 Aug 1977.*
- *Z/16752/000/00 | Construction of approx..24 houses | **Refused** | 10 Jun 1976.*

4 Proposal

- 4.1 The proposal is for the demolition of the existing outbuilding and construction of 1 x 3 bed, single storey dwelling and associated parking.

Use

- 4.2 The proposed use is as a residential dwelling.

Amount

- 4.3 The floor area of the proposed dwelling is approximately 150 sqm. Compared to the floor area of the permitted dwelling of 134 sqm, there is a small increase in floor area of 16 sqm.

Layout

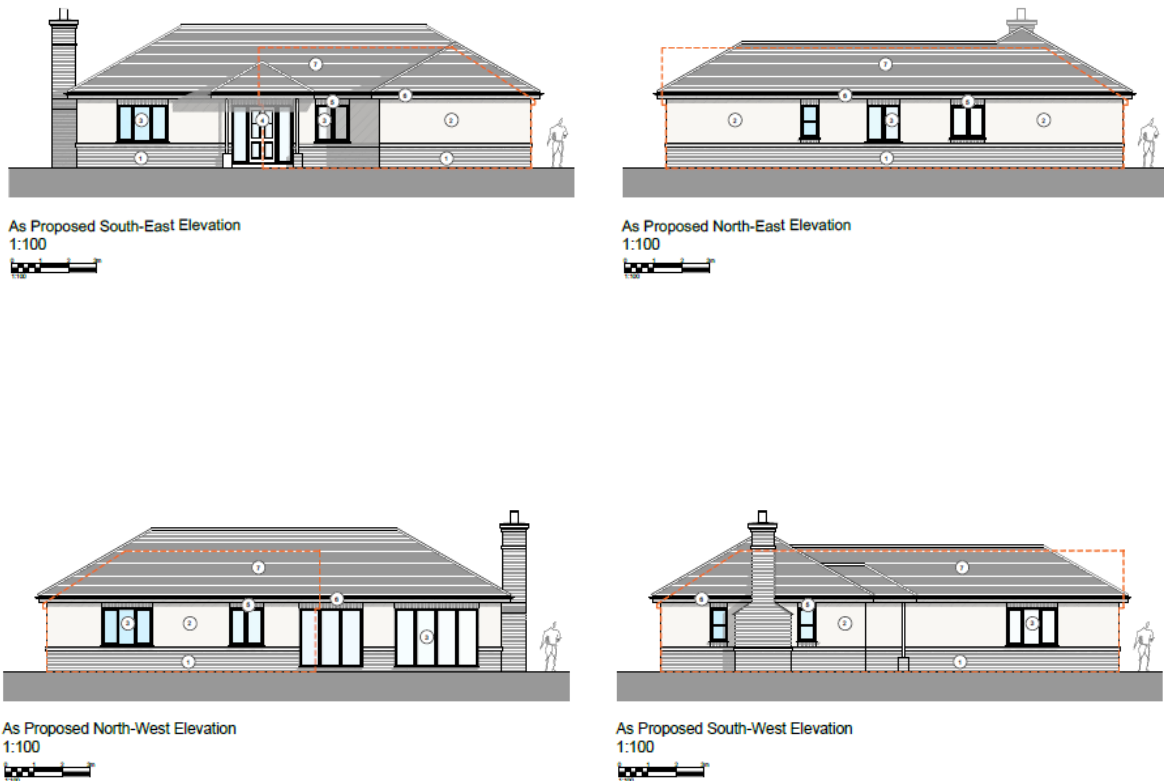
- 4.4 The site plan shows a similar layout to the original conversion permission with the bungalow sited centrally with a 'wraparound' garden.



- 4.5 The proposed floor plan is shown below. The dwelling has 3 bedrooms, one with an en-suite bathroom, a main bathroom, a kitchen/diner and a living room.



4.6 The elevations are shown below.



Scale

- 4.7 The height of the proposed dwelling is approximately 2.5m to the eaves and approximately 5m to the pitch of the roof. For comparison, the height of the permitted converted dwelling is approximately 2.2m to the eaves and approximately 4m to the pitch of the roof.
- 4.8 The width of the proposed dwelling remains similar to that of the permitted dwelling except for the additional floor area at one end.

Appearance

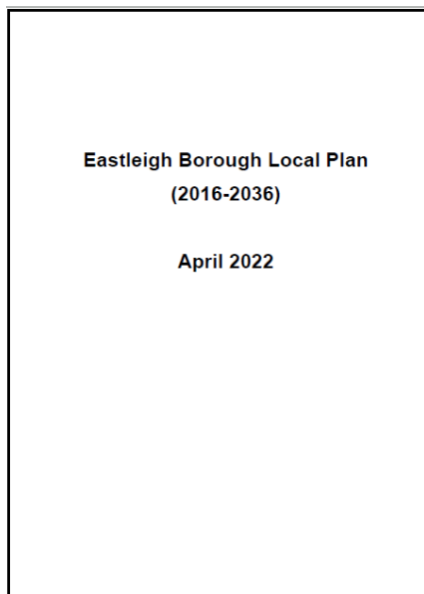
- 4.9 The proposed dwelling will be finished in facing brickwork beneath stone, through-coloured render with the roof comprising of red concrete roof tiles. The windows will be white double glazed UPVC with a coloured composite entrance door. Rainwater goods will be finished in black.

Access

- 4.10 Internal access to the site will remain unchanged.

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 S1, Delivering sustainable development

1. *"To be sustainable, new development in the Borough should:*
 - a. *meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;*
 - b. *enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;*
 - c. *maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;*
 - d. *have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;*
 - e. *minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternative to car use;*
 - f. *avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;*
 - g. *seek opportunities to optimise density of new development and redevelopments;*
 - h. *use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;*
 - i. *maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;*
 - j. *have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and*
 - k. *maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.*
2. *Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.*

3. *When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*
4. *Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:*
 - a. *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
 - b. *where specific policies in that Framework or other international or national legislation indicate that development should be restricted"*

Strategic policy S2, Approach to new development

1. *"The Council will promote the delivery, over the plan period 2016-2036, of a minimum of:*
 - a. *14,580 new dwellings;*
 - i. *The pattern of delivery is expected to involve:*
 - *2,572 dwellings completed 1st April 2016 to 31st March 2019;*
 - *7,187 dwellings with planning permission or resolution to grant permission at 1st April 2019;*
 - *1,475 allowance for windfall development*
 - *732 dwellings on new sites allocated in this plan*
 - ii. *The Council will ensure a minimum 5 year supply (plus appropriate buffer) of deliverable sites across Eastleigh Borough.*
 - iii. *The Council will support the provision of an average of 200 (net) new affordable homes per annum as part of the overall net additional homes provided each year (from 2016 to 2036).*
 - iv. *The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are being met.*
 - b. *103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development);*
 - c. *and related transport infrastructure, open space, sports facilities and other community facilities.*
2. *The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan."*

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."*

Policy DM23, Residential development in urban areas

1. *“Within the urban edge as defined on the policies map, residential development through new build, conversion, sub-division or extension will normally be permitted subject to the general development criteria and transport policies of this Local Plan.*
2. *New dwellings will be permitted provided that:*
 - a. *where feasible the scheme provides a mix of dwelling types and sizes to meet local needs, including dwellings capable of adaptation to meet changing needs over time and housing for older people in accordance with policies DM24 and DM25;*
 - b. *affordable housing is provided in accordance with policy DM28;*
 - c. *a minimum density of 40 dwellings per hectare (net) should be achieved unless site constraints or local character justify a lower density. In areas with good access to public transport and other services and amenities, higher densities will be sought.*
3. *Where possible residential development sites, including those proposed to be allocated in Chapter 6, should include provision for self and custom build development.”*

6 Planning Assessment

- 6.1 The proposal is a replacement for the planning permission previously granted for the conversion of the existing outbuilding. The planning history of the site is a material consideration of significant weight.
- 6.2 The principal of development within the urban edge is acceptable.
- 6.3 The layout of the dwelling is very similar to existing outbuilding conversion proposal with a slight enlargement to the south-eastern arm.
- 6.4 Whilst the area of the dwelling is slightly larger than the original conversion permission, there would be no resulting detrimental impacts in terms of visual or residential amenity, or the character of the area.
- 6.5 The materials used - light render, brick and red tiles - are characteristic of the area and the proposal will therefore blend in with the attractive surroundings.
- 6.6 As a 3 bedroomed bungalow, the proposal will help to meet the housing and accessibility needs identified in the adopted Local Plan.
- 6.7 All space standards within the adopted Local Plan are complied with, together with the requirements of Eastleigh's Quality Places document.
- 6.8 4 parking spaces are provided which would be in line with the EBC parking standards SPD.
- 6.9 The amenity area associated with the bungalow is also of sufficient size to provide meaningful and attractive outdoor sitting space which provides both sunlight and useful areas of shade.
- 6.10 A new 3 bedroom dwelling, rather than a conversion, the dwelling will be constructed to current thermal performance standards which will provide an overall improvement in sustainability.

7 Conclusion

- 7.1 As a new-build replacement for an existing outbuilding with planning permission for conversion, the principle of development is considered acceptable. Whilst the proposal is slightly larger, there are no harmful impacts as a result of this increase in size. Space standards and residential amenity standards are maintained in line with EBC's adopted local plan and Quality Places Document.
- 7.2 As such it is respectfully requested that planning permission is granted without delay.