

Planning, Design and Access Statement

49 The Drove

West End

Southampton

SO30 2EF



Report Dated: October 2022

Prepared for:

Purpose Social Homes Limited

Prepared by:

Inspired Partnership Ltd



Preface

This Planning, Design & Access Statement is prepared on behalf of Purpose Social Homes Ltd in support of a full planning application for supported living accommodate at 49 The Drove, West End, Southampton SO30 2EF.

This report is prepared by Inspired Partnership Limited

October 2022

	Name	Company	Signature	Date
Prepared By	Julia Humphries, Architect	Inspired Partnership Ltd	Draft	21.10.22
Approved by	Shelley Davies, Director of Construction	Purpose Social Homes Ltd	Final	28.10.22

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1 Introduction

- 1.1** Inspired Partnership Limited has been instructed by Purpose Social Homes Limited to submit a planning application to Eastleigh Borough Council, for the internal alterations of a single dwelling to provide supported living for two residents with support staff at 49 The Drive, West End, Southampton SO30 2EF.
- 1.2** The proposed residential accommodation will provide a living environment suitable for residents with learning and physical disabilities. The support for the residents is provided by Westmoreland Housing, a health and social care landlord, and Southampton City Council who will fund and procure/provide a care provider to provide onsite care and support.
- 1.3** The following documents are included with the application to illustrate the proposed development:
- Planning Statement
 - Application Form
 - Application Fee
 - Location Plan 1:1250
 - Block Site Plan 1:200
 - Existing site plan, floor plan, elevations, sections and perspective 1:100
 - Proposed site plan, floor plan, elevations, sections and perspective 1:100
 - Letter of support from Carrie-Ann Mills, the Commissioning Manager (Learning Disabilities) for Southampton City Clinical Commissioning Group (Integrated Commissioning Unit).

2 Site Description

2.1 Background, Setting and Landscape

49 The Drove is located in West End, which is a parish in Hampshire, in the Borough of Eastleigh and is located 5 miles east of the City of Southampton. West End is generally classed as an area in the outer suburbs of the Borough of Eastleigh surrounded by woodland and countryside.

The Application site is within a highly sustainable area. West End offers a range of amenities including shopping and supermarkets, post office, doctors, hair dressers, schools, fitness facilities and The Rose Bowl, where Hampshire County Cricket Club plays. There are regular transport links by bus, train and easy access to the local road network with the M27 nearby.

A gated entrance leads to a long driveway and parking suitable for a number of vehicles with both front and rear gardens in a private location at the end of the cul-de-sac.

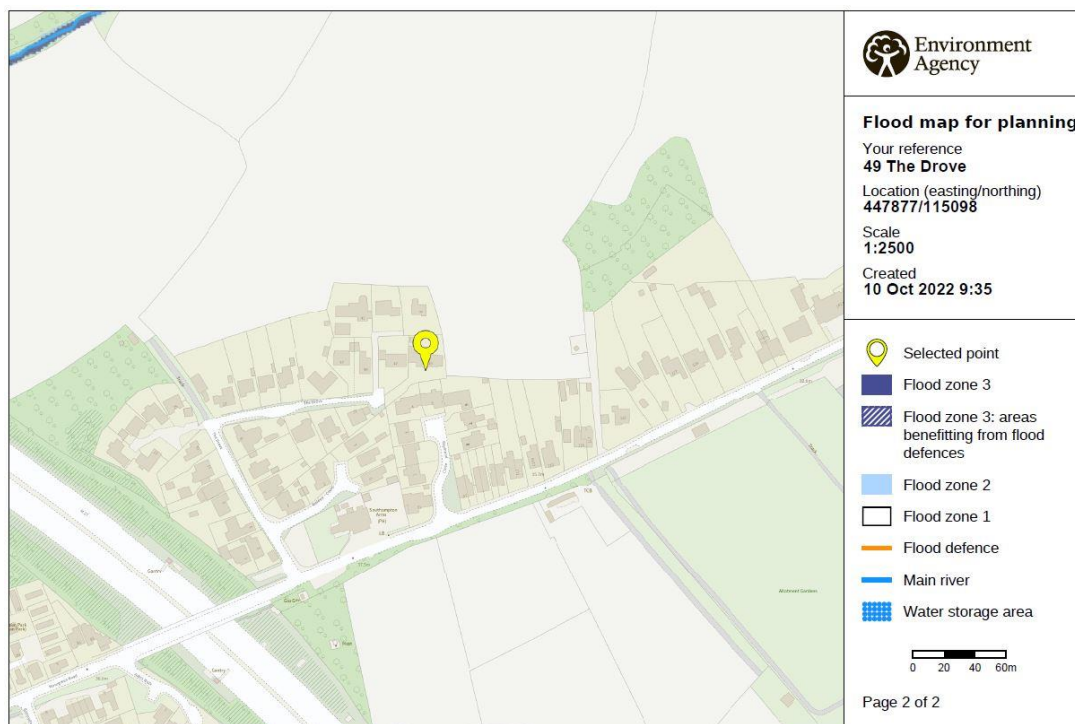
2.2 Character of Buildings and Spaces

49 The Drove is a detached bungalow that consists of a concrete, pitched tiled roof over facing brick, masonry external walls with PVCu and metal external windows and doors, PVCu soffits, fascias, gutters and downpipes.

Accommodation comprises an entrance hall, kitchen, dining/living, three double bedrooms, bathroom, conservatory and further sun room. In addition, there is a separate fourth double bedroom and ensuite bathroom with kitchen/living/dining space.

2.3 Flood Map

According to the Government's Flood Map for Planning Service the site is located within Flood Zone 1, which has a low probability of flooding from rivers and the sea.



2.3 Photographs of Existing Dwelling



Front elevation from south west



Front Elevation from south east



Rear Elevation from north east



Rear Elevation from north west



View from parking area along private drive



View towards property along private drive

3 Planning Policy Context

3.1 Planning Policy Context

Relevant planning policies that apply to this planning application are:

- The National Planning Policy Framework (NPPF)
- Eastleigh Borough Council Local Plan 2016 – 2036

The National Planning Policy Framework (NPPF)

This sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and accountable councils can produce their distinctive local and neighbourhood plans and has an emphasis on a positive stance towards 'sustainable' developments, which is positive growth.

Eastleigh Borough Council Local Plan 2016-2036

This sets out the policies and plans to guide future development to 2036. It reflects the Council's Strategy and the Borough Council's corporate priorities for a green borough, a healthy community and a prosperous place. There are currently no adopted neighbourhood plans in the Borough.

3.2 Designations

The Application site does not lie within a Conservation Area and the building is not protected by listing. There are no Tree Preservation Orders (TPO's) on or adjoining the Application Site.

3.3 Planning History

F/08/63854 - Drovers End, 49 The Drive, West End, Southampton SO30 2EF

- Valid date: **30/09/2008** Erection of rear conservatory
- Type of Application: Full planning
- Status: Decided

- Decision: Permit
- Decision Date: 24/11/2008

F/08/62600 - Drovers End, 49 The Drive, West End, Southampton SO30 2EF

- Valid date: **10/04/2008** Single storey front & rear extension to garage to provide habitable accommodation
- Type of Application: Full planning
- Status: Decided
- Decision: Permit
- Decision Date: 05/06/2008

4 The Proposal

4.1 Design Objective and Principles

The objective is to re-organise the internal layout of the existing bungalow in order to provide supported living accommodation for two residents with their support staff. Supported living is preferred over residential care settings due to the greater tenancy rights afforded to an individual through their tenancy agreements.

The property's services, heating, lighting and small power will be upgraded to provide more energy efficient systems to benefit the residents. Gutters and Downpipes will be replaced with new to match existing and general internal finishes and fittings will be replaced.

Site and Building Layout

Each resident will have a bedroom, bathroom, living room and kitchen to allow them to live as independently as possible with care provided. The existing sunroom and conservatory are also sited to enable each resident to benefit from these within their own units. The support staff's accommodation is located centrally between the two units with access from the communal hallway into each unit. Residents will share the existing front door into the property.

Massing and Materials

The footprint, massing and external materials remain unchanged.

Access

The site is within close proximity to bus services and within walking distance of a range of local facilities. Access from the highway is unaltered and the level of existing on-site parking is adequate primarily for support staff and occasional visitors. The building has a curtilage with existing refuse/recycling areas that are adequate for two residents. The site is generally level and the residents' needs for access have been appropriately considered and addressed as part of the proposal.

5 Conclusion

- 5.1** In summary the application proposal is for the internal alterations of an existing bungalow to provide supported living for two residents where care is provided.

The scheme will provide high quality, specialised accommodation to meet the needs of adults with learning disabilities that have complex care needs, autism and/or challenging behaviours or other health and social care needs.

The proposed bespoke high-quality community based independent housing for residents with disabilities will support Southampton City Council in delivering more effective and efficient care for vulnerable adults.

We consider that the proposed development accords with the strategic objectives and relevant policies of the development plan and is consistent with the NPPF and the PPG. This application is therefore in accordance with the development plan.