

Planning Design and Access Statement

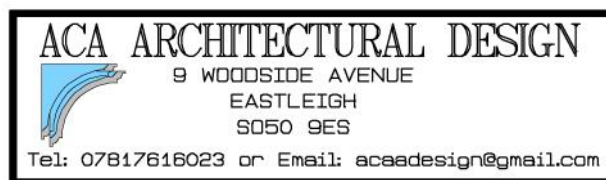
for

New detached 3 bedroom dwelling

on

Land to rear of

23 Oatlands Road, Botley, SO32 2DE



November 2022

Introduction

This statement accompanies a full application for erection of a detached 3 bedroom dwelling with associated car parking and amenity following refusal reference F/22/93238 dated Monday 8th August. The revised scheme has been amended to take account of the concerns raised by;

- Increase depth of garden to 6.7m which now provides 160sqm of usable garden which is well above the 60% requirement of 61.2sqm!
- Kitchen/living open plan space set back to achieve the above whilst retaining minimum 19m distance to number 23 first floor windows
- Bedroom 21 and 2 reduced in order to increase separation between eastern boundary and flank wall of new dwelling

SITE ANALYSIS

The attractive two-storey detached property is set to the north-western side of Oatlands Road. The building has a distinctive two-storey front gable projection and is finished in a light render to its exterior elevations, with a slate roof covering and is situated on the north west side of the road within an established residential area with Oatlands Road consisting primarily of detached properties of a mixture of design, period and house type.

The area has examples of backland type development located at 1 and 18-20 Oatlands Road, 21 Crows Nest Lane, Thaxted and Field View on Winchester Road

The site slopes up gently from front to rear and from southwest to north-east in line with the general gradient of this section of Oatlands Road. The area measures approximately 0.1032ha, it is 20.8m wide and 48.7-50.1m in depth.



View looking towards front of subject site.

Principle of Development

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Relevant Planning Policy

Development Plan:

Eastleigh Borough Local Plan Review (2001-2011) saved Policies: 1.CO, 3.CO, 25.NC, 26.NC, 34.ES, 59.BE & 104.T

The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application

The Eastleigh Borough Local Plan 2016-2036 was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated early 2022. Given the status of the Emerging Plan, it is considered that overall considerable weight can be attributed to it. The most relevant policies are Strategic policies S1, S2, S7 & S8; and Development Management policies DM1, DM2, DM6, DM11, DM13, DM14, DM32.

Supplementary Planning Documents:

Quality Places & Residential Parking Standards

Construction Constraints

The proximity of adjoining properties and consideration given to the potential effect the scale and mass of the proposed building will have on the character of the area and private amenity of neighbouring dwellings

Amount

The Local Planning Authority (LPA) recommend a minimum development density of 30 dwellings per hectare (DPH) on sites that are within areas of good accessibility. The proposed development represents 19 dwellings per hectare which fits in with the low density character of the area.

Layout

The proposed scheme involves providing a new access to the rear of the existing property on the southern side of the house where the existing outbuilding would be

demolished. A hedge and planting would be provided to separate this access from the existing property. The access would be approximately 4.5m narrowing to 3.8 m wide. The existing hedgerow adjacent to the neighbouring property will be retained.

The proposed dwelling would be located close to the rear/side flank boundaries of the site. Nevertheless, several other existing properties are also close to at least one of their side boundaries. The opportunity for landscaped areas at the front of the plot on either side of the proposed driveway would reduce its visual impact when viewed from the road to the front, taking into consideration its low eaves, height and modest massing, the proposed building would not appear as unacceptably cramped or visually intrusive within the streetscene. Therefore, the proposal would not result in an undue disruption to the character and appearance of the existing street frontage.

Habitable room windows would have suitable arrangements to provide for an acceptable outlook/natural light and would not significantly compromise the residential living environment for future occupiers.

Scale

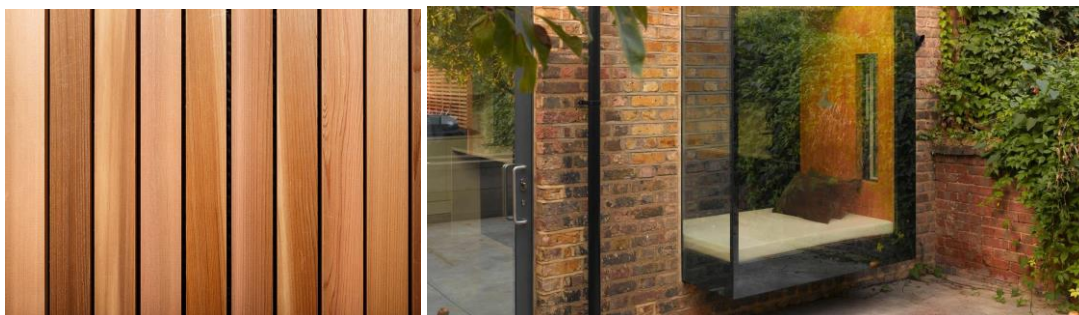
The height of the new building remains sub ordinate to that of the surrounding properties as the proposed development is 3.4m dropping to 3.2m.

The contemporary single storey design offers the opportunity to improve the open area whilst preventing any disturbance to existing residences such as loss of privacy and overlooking whilst at the same time creating a more aesthetically and pleasing environment, complimentary to the street scene when considered as a whole.

It is also evident that the building has been purposely designed to ensure that its overall scale and massing has been broken up through the use of an articulated built form and flat roofs, whilst it is also considered that its scale and massing will appear as ancillary outbuilding.

Appearance

The contemporary design appearance proposed because of the contrasting traditional styles and given the area has an electric mix of properties finished in various materials.





Example of timber cladding, oriel bay window, metal cladding and green roof proposed

The proposed dwellings will be provided with a profiled metal roof/wall for the visible and a single ply waterproof coating for the flat roofed areas. The walls will be render with and natural timber cladding providing contrast and to help soften the appearance of the dwelling.

Impact on Residential Amenity

There would be some overlooking of the front car parking area serving the new dwelling from the upper floor bedroom windows of the existing properties, however given the separation distances the main habitable room windows would not be overlooked.

The proposal will have minimal impact on the amenities of adjoining properties. The low lying nature of the scheme will ensure that overshadowing and overlooking will be minimised, and the scheme is designed to ensure privacy is retained. Similarly there will be no overlooking of the existing property due to its the scale and design proposed and the fact that the existing hedge will be retained.

The proposed access road would pass close to the common boundary with Number 21 Oatlands Road. This property contains a garage and assumed store with rear facing window, whilst passing cars would be audible from the dwelling and its garden area, they are unlikely to pass at a great speed and the limited frequency of vehicles arising from the single modestly sized dwelling would not be likely to result in unacceptable impacts from noise and disturbance for existing occupiers.

Landscaping

The landscaping approach will to provide permeable paving and grassed areas to the front and rear. The scheme would allow for the retention of trees of good amenity value which will help to assimilate the development into its surroundings and preserve the character and appearance of the surrounding area.

Access

The existing access serving number 23 will be retained, whilst the new entrance will be formed to accommodate vehicles and pedestrians, this area will be supplemented with planting and low level fencing.

Highways

2 car parking spaces have been provided along with suitable 6m turning area allowing vehicles to enter and leave in forward gear.

Ecology

Given the nature of works proposed to an area used as residential private garden, age of much of the affected area, scale of works and location of the site (in an urban residential area) the reasonable likelihood of bats or protected species being present and affected by the works is very low, however works will stop should bats become apparent.

Biodiversity enhancement (or net gain), for a site of this small size would need to consider inclusion of bat or bird boxes inclusion of some wildlife-friendly planting and addition of Hedgehog underpasses (i.e. 13x13cm holes at the base of garden fencing) will be provided.

Trees

There are no significant trees within the redline boundary. However there is one Silver Birch located on the northern corner of site in the garden of Number 20a Maddoxford Lane which will not impact or affect the development either through shading or future pressure to fell.

Impact on SPA

The site is located within the 5.6km buffer of the Solent & Southampton Water Special Protection Area, which is an internationally designated conservation site and is protected for its overwintering birds. The proposal will result in an additional 3-bedroom dwellings being constructed on the site and it is recognised that new house building is placing increased pressure on these overwintering birds from more people visiting the coastline. As such the Council requires all housing developments within the buffer to make a financial contribution towards the Solent Recreation Mitigation Strategy, which aims to limit recreation disturbance to our coastline through careful management.

The applicant is willing to pay for any contributions to mitigate the impact on this or any other matter (SAC, Ramsar Sites, Nitrates), a nitrogen budget has been submitted with the application.

SUDs

There is sufficient areas for rainwater soakaways and all new hard surfaces will be permeable

Sustainability

The site is currently a 'Brown Field' site and any application would need to acknowledge the fact that consideration has been given to the guidance of the Central Government's policies (Planning Policy Guidance and Planning Policy Statement) and Local Planning policies which promote maximising the development potential of land within existing built up urban areas which can sustainably accommodate additional growth.

It is proposed to utilise a timber frame design to construct the proposed dwelling. This form of construction should substantially reduce construction time on site, and therefore reduce the impact on adjoining property owners and users during the construction phase of the project.

The use of timber frames is also considered a more environmentally friendly method than that of a traditional masonry structure, as there is a greatly reduced requirement for gravel extraction, hydraulic lime production and the associated carbon footprints in addition to the direct impact of habitat destruction associated with these.

The proposal will deliver an improvement over the existing CO₂ consumption of the building.

The following bullet points are to be considered: Improving the thermal efficiency of the walls, windows, and roof as far as is practically possible (by using more insulation or better glass for example); Reducing air permeability to the minimum consistent with health requirements (a certain amount of air ventilation is needed in a home for health reasons);

Installing a high efficiency condensing boiler;

- Carefully designing the fabric of the home to reduce thermal bridging (thermal bridging allows heat to easily escape between the inner walls and the outer walls of a home);

The house will have to be designed to use no more than about 105 litres of water per person per day. This could be achieved by fitting a number of items such as:

- 6/4 Dual Flush WC;
- Flow Reducing/Aerating taps throughout;
- 6-9 litres per minute shower (note that an average electric shower is about 6/7 litres per minute);
- a smaller, shaped bath – still long enough to lie down in, but less water required to fill it to a level consistent with personal comfort;
- 18ltr maximum volume dishwasher;
- 60ltr maximum volume washing machine.
- Surface water management – this may mean the provision of soakaways and areas of porous paving;
- Materials – this means a minimum number of materials meeting at least a 'D' grade in the - Building Research Establishment's Green Guide (the scale goes from A+ to E);
- Waste management – this means having a site waste management plan in place during the construction, and adequate space for waste storage during its use.
- Providing more energy efficient lighting (both internally and externally);
- Providing cycle storage;
- Reducing the amount of water than runs off the site into the storm drains;
- Using much more environmentally friendly materials;
- Providing recycling capacity either inside or outside the home;
- Enhancing the security;
- Enhancing the sound insulation.

Refuse/Cycle Provision

Refuse storage will be in the form of two wheelie bins, one for general waste and the other for recycling material. The waste bin store will be to the side of the dwelling and will be taken to the front of the site for collection by the refuse service via a level surface from Oatlands Road

In terms of cycle provision, 1 cycle space provided within the reconfigured secure store located at the side, this level of cycle provision meets the standards set out by Council's Local Plan.

CONCLUSION

Based on the case officers comments it would seem that a far greater emphasis on the character of the area is being applied without taking account of its immediate context, almost as if it were a conservation area?!

It has been accepted that the resulting garden size for the existing dwelling would not be unreasonable

In terms of layout sufficient parking and turning space would be provided for the existing and proposed dwellings

The frontage for the new dwelling has been improved by providing with additional planting to soften the appearance of the development

The main concern regarding private amenity space has been overcome by reducing the built form and provided a garden depth of 6.7m which now provides 160sqm of usable garden which is well above the 60% requirement of 61.2sqm.

The proposed dwelling has also been moved away from the eastern boundary to improve its relationship with Number 22 Maddoxford Lane.

Taking account of the above and the marginal concerns raised by the case officer and the high quality design suggested we feel in this instance that the balance should be tilted in favour of development as I find it very difficult to comprehend that large estates being built all over the country and in close proximity to the site can be considered to provide a better living environment with small gardens and completely overlooked just because they are part of a larger development proposal, surely this is double standards?!