

# **Planning, Design and Access Statement**

**63 Underwood Road, Bishopstoke**

**First floor Extension to No 63 Underwood Road  
and construction of end of terrace dwelling**



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## 1 Photograph



## 2 Introduction

- 2.1 This statement has been prepared by Wessex Planning Ltd on behalf of Dr Chaffey and Miss Primmer in support of a planning application for a first floor extension to No 63 Underwood Road, Bishopstoke and the construction of an end-of-terrace dwelling at 63 Underwood Road, Bishopstoke.
- 2.2 This application is submitted after a refusal on 11<sup>th</sup> October 2022 for a detached dwelling to the side of No 63, and subsequent extensive discussions with the Local Planning Authority.
- 2.3 The submission includes the following:
- Application form and Ownership Certificate
  - Location Plan
  - Block Plan
  - Existing and Proposed Floor Plans
  - Existing and Proposed Elevations
  - Street Elevation

### 3 Site Context

- 3.1 No 63 currently forms an end-of-terrace dwelling within a large triangular-shaped plot. It benefits from a recently constructed ground floor side and rear extension.
- 3.2 The dwelling lies within a 1950's/1960's estate of mostly terraced and semi-detached dwellings, of uniform appearance and distance back from the road, except where they are interrupted with staggered terraces and small cul-de-sacs which enclose small areas of planted public open space.



- 3.3 63 Underwood Road is located in a corner plot within one of these off-shoot cul-de-sacs.





3.4 Several of the corner plots in the area are large and many owners of these corner plots have taken advantage of the space available to construct extensions to their dwellings or new terraced dwellings. Some examples are shown below, including 4 dwellings on the corner of Colchester Avenue and Underwood Road, one dwelling at 86 Stoke Park Road and a large 2 storey extension at the junction of Underwood Road with Sedgewick Road.



## 4 Design Evolution

4.1 The design evolution of the proposal is complicated.

4.2 Following a positive pre-application enquiry for the construction of a detached dwelling on this corner plot with the written pre-application advice concluding:

*“To conclude, the basic principle of residential development on this site would be acceptable. The dwelling proposed could be compatible with surrounding development further to some design alterations, in accordance with the relevant planning policy and supplementary guidance requirements.”*

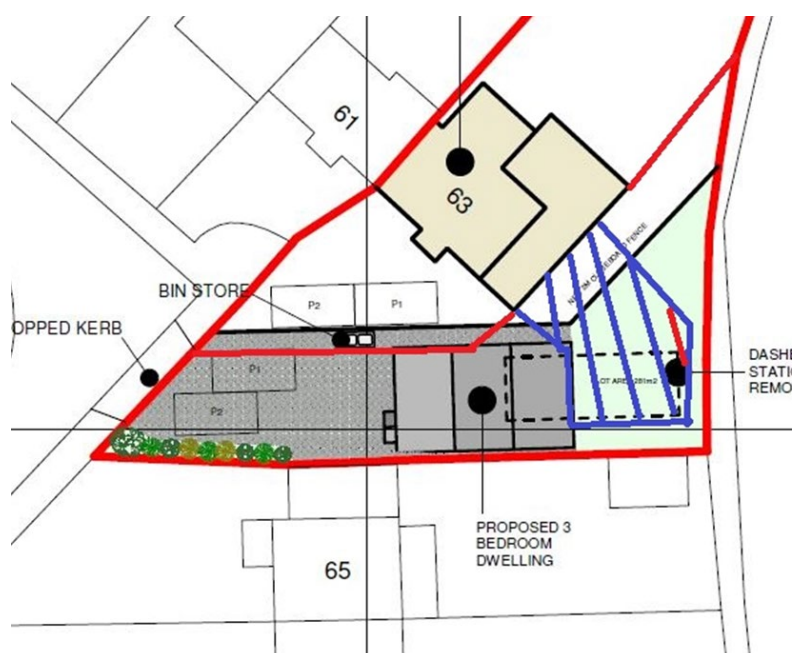
...the subsequent application was refused planning permission.

4.3 Extensive discussions took place with the Local Planning Authority to express the unfairness of the process due to the applicant's legitimate expectation that a detached dwelling was acceptable. Nonetheless, the LPA continued to resist discussions with regard to an amended form of detached dwelling unless of a single storey studio size. Not being acceptable to the applicant, further extensive discussions were entered into, and a site meeting was held. At this meeting it was agreed that, subject to the details, an end of terrace dwelling would better sit within this corner plot.

4.4 The reasons that it was considered that an adjoined dwelling would be more appropriate were that such a dwelling would have less impact on No 65 Underwood Road, as there would be more space to the southern boundary, and that the continuation of form and mass would sit more appropriately within the street scene.

4.5 Acknowledging the previous failure in process, the LPA agreed to continue discussions and were willing to consider sketch plans prior to formal resubmission of the application.

4.6 The following sketch plan was submitted for informal discussion:



4.7 The feedback given to this sketch proposal is reproduced below:

*(This proposal) "is the preferred design solution for the site in planning terms however it does appear a little large and is encroaching close to the east and southern boundaries of the site. Please could you clarify whether or not it would be added onto the existing single storey element or whether this would be demolished/built over? A more detailed assessment would of course be necessary to ensure the proposed parking and amenity provision combined with the resultant impact on overlooking, outlook, neighbouring amenity, trees and ecology would meet the necessary standards as set out in our adopted supplementary planning documents and local plan policies."*

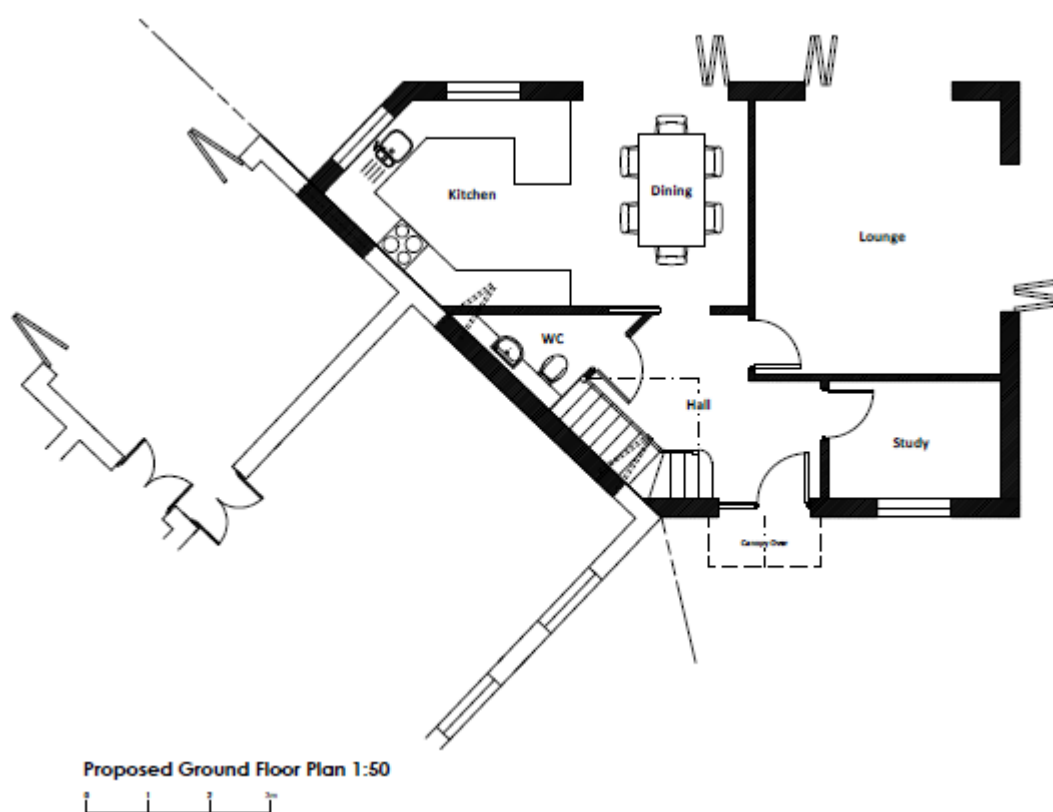
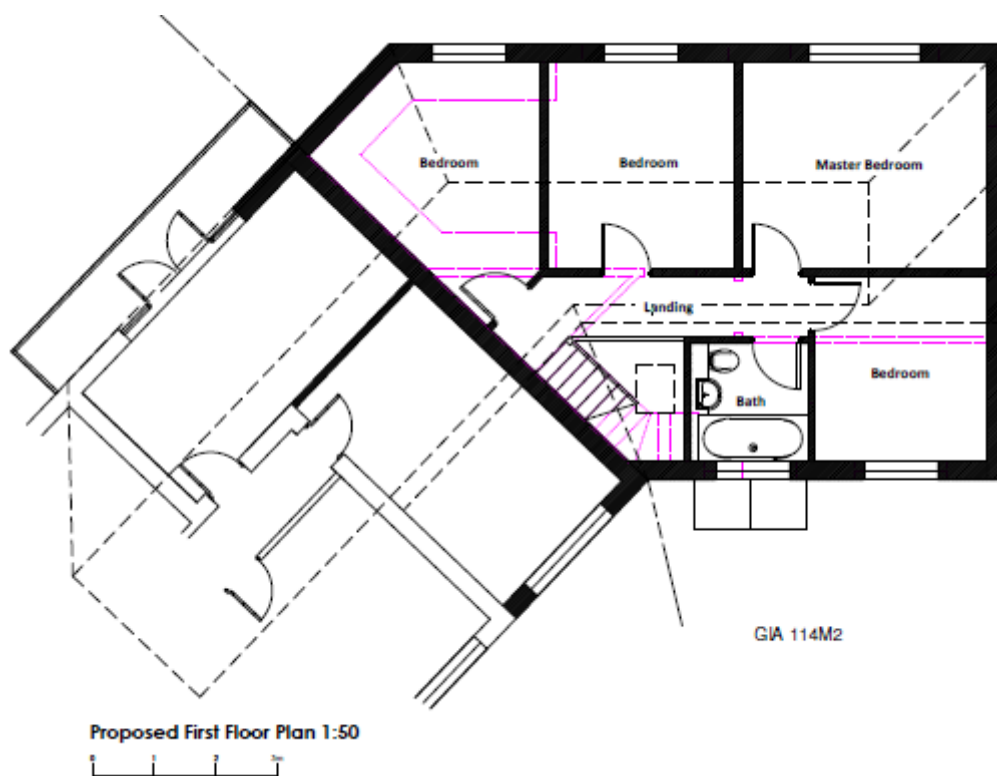
4.8 The applicant reconvened with their architect and planning agent to consider the above comments to refine the proposals to take account of this advice. This refinement has resulted in a proposal to extend No 63 over their existing single storey extension and create an adjoining dwelling. The details are provided in Section 5 below.

## 5 Proposal and Design Principle

- 5.1 In order to achieve a second dwelling on the plot, the existing dwelling is proposed to be extended at 1<sup>st</sup> floor level to create a 5 bedroomed terraced dwelling. Currently No 63 is a three bedroomed dwelling. 3 parking spaces would be provided to the front of this property to cater for the additional accommodation. No 63 would then be extended again, in a southerly direction, and the plot subdivided to provide an additional 4-bedroomed dwelling, again with 3 parking spaces provided.
- 5.2 This solution allows space for additional soft landscaping in the form of hedging and the planting of small trees introduced on the new dividing boundary and the southern boundary with No 65 Underwood Road.



5.3 The floor plans for the new dwelling are provided below,



5.4 The existing and proposed front elevations are provided below, together with a street scene.



**Existing Front Elevation 1:100**

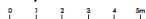


**Proposed Front Elevation 1:100**



38.0m DATUM

**Proposed Street Scene 1:100 (parallel to no.65)**



## 6 Policy Context

6.1 The policy context comprises The Eastleigh Borough Local Plan 2016 to 2036.

6.2 As the site sits within an urban area, the principle of development is acceptable. With regard to the detail, the main development plan policy that relates to the proposal is Policy DM1 which states:

*“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 include provision for public art associated with new large scale development in accordance with the Council’s adopted Public Art Strategy.*

6.3 An assessment of how well the new proposals fulfil the above policy is given below in Section 8.

## **7 Other Material Considerations**

- 7.1 The National Planning Policy Framework is also important as it provides up to date guidance in terms of government priorities for planning. As the adopted Local Plan was adopted so recently, it complies with the NPPF, and there is no requirement to list national requirements in this section.
- 7.2 The Eastleigh Borough Council Quality Places document provides more detailed guidance as to how to design places that are pleasing to the eye and that work in terms of their physical characteristics. The document considers key design principles, site accessibility, context, layout and massing, external space, residential amenity, access, parking and services, architectural detail and internal space. The document is relevant to this proposal.

## 8 Planning Assessment

### IMPACT UPON RESIDENTIAL AMENITY

- 8.1 The previous proposals for a detached dwelling were considered to detrimentally impact the neighbour at No 65 Underwood Road due to the need to site the dwelling in the centre of a subdivided plot. As such, it was considered that the dwelling would result in a cramped form and an unacceptable relationship with its neighbour.
- 8.2 Attaching the new dwelling to the existing row of terraced dwellings allows additional space for the new plot. As such the side elevation of the new dwelling would be located in a position adjacent to the end of the neighbour's garden, and away from the house itself. The distance to the boundary would be 3m, which is more than sufficient separation to maintain residential amenity for No 65.
- 8.3 The new dwelling would sit to the north of No 65's garden and therefore have no impact on sunlight reaching the garden of No 65. In addition, No 65 has a large shed within its garden, and the new dwelling would be located adjacent to this. As such any overbearing impact would be minimised.
- 8.4 The positioning of the new dwelling away from the shared boundary also ensures that there would be no overlooking from either the front or rear elevation windows of the new dwelling into the garden of No 65.
- 8.5 In terms for the amenity of the existing and new occupiers, the extension to No 63 would increase the living accommodation available and therefore an additional parking space is required, and provided. In relation to the occupiers of the new dwelling, three parking spaces would also be provided, and a sufficient area of rear garden land would also be provided. Currently this area has a large caravan and a large shed within it. Both the caravan and the shed would be removed, and the garden area laid to lawn. Whilst the garden area is not deep, it extends the full length of the plot, allowing space for outdoor entertaining or relaxation.

### MAKING EFFICIENT USE OF LAND

- 8.6 The proposal, by its very nature, makes efficient use of land through increasing the density of development on an existing plot.

### CONTEXTUAL DESIGN

- 8.7 The previous application was refused on the basis that it failed to take proper account of the context of development and was not in character with the prevailing form of development.
- 8.8 To respond to this concern, a full contextual analysis was carried out, including a consideration of other nearby corner plots where development of either extensions or new dwellings has taken place. Further consideration of the LPA's comments on the draft proposals was also made.

8.9 The extension to the existing dwelling which allows the addition of a further terraced dwelling allows the building form to 'turn the corner' in a more pleasing manner, better reflecting the pattern of development in the area.

8.10 Neither the extension to the existing dwelling nor the additional dwelling assert themselves within the street scene. Instead, the form of development nestles quietly into the corner plot without drawing attention to itself.

#### **PROTECTION OF LANDSCAPE FEATURES**

8.11 Additional soft landscaped space would be available to provide new hedge and tree planting within the frontage.

8.12 Beyond the rear boundary of the site is woodland. However, the new dwelling would not detrimentally impact this woodland due to the distance between the dwelling and the woodland. Additionally, a large shed directly on the boundary with the woodland would be demolished allowing its hardstanding to be broken up and the land to be soft landscaped.

#### **LANDSCAPE SCHEME**

8.13 It is proposed to soft landscape the rear garden of the new dwelling and provide additional hedge and tree planting along the boundaries of the existing and the new dwelling.

#### **PROVISION FOR PEOPLE WITH DISABILITIES**

8.14 The proposals would be constructed to wheelchair adaptable standards.

#### **ANTI CRIME MEASURES**

8.15 The new dwelling would provide increased overlooking of the street, and reduce the opportunity for crime by filling a gap between dwellings which is currently accessible from the street.

#### **WASTE MANAGEMENT**

8.16 Areas for refuse storage would be made available to the front of the new dwelling and are shown on the site layout plan.

#### **OTHER MATTERS**

8.17 The applicant is aware of the requirements with regard to habitat regulations issues i.e. recreational pressure and water quality and is willing to make the required financial contributions to off set the impacts upon protected areas.

## 9 Conclusion

- 9.1 The proposals take account of the extensive discussions with the Local Planning Authority. The draft proposals have been reduced in size to ensure a good-sized gap between No 65 and the site, in order to reduce any overbearing impacts of the proposal. The siting of the new dwelling also ensures no overlooking and an improved appearance within the street scene. The space available for soft landscaping will improve the proposals further.
- 9.2 As such it is considered that the proposals are in full compliance with Policy DM1.
- 9.3 The LPA can be fully confident that the proposals would make the most efficient use of the land available whilst using the most appropriate design without any material detrimental impact upon the amenities of surrounding occupiers.