



PLANNING AND **DESIGN AND ACCESS STATEMENT**

Planning permission for the erection of a detached two bed dwelling, with associated parking access and cycle store (Resubmission of application F/22/92867).



SITE: LAND ADJACENT TO 57 SHAKESPEARE ROAD,
EASTLEIGH, HANTS, SO50 4FY

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1.0 INTRODUCTION

- 1.1 This Planning and Design and Access Statement is prepared on behalf of Harby Development Ltd in support of an application for full planning permission for the erection of a two-storey detached dwelling with associated parking, access and cycle storage. The application is a resubmission of refused application F/22/92867.
- 1.2 The Statement incorporates all the required elements of a Design and Access Statement in accordance with the National Planning Policy Guidance, 2014. The Guidance allows the Local Planning Authority (LPA) to require submission of further details if it is considered necessary.
- 1.3 This document has been prepared to assist the Council's officers and members in determining the appropriateness of the development. The applicant is confident that this is the case, and that planning permission should be granted subject to conditions where appropriate and necessary.

2.0 ASSESSMENT

2.1 Site Description

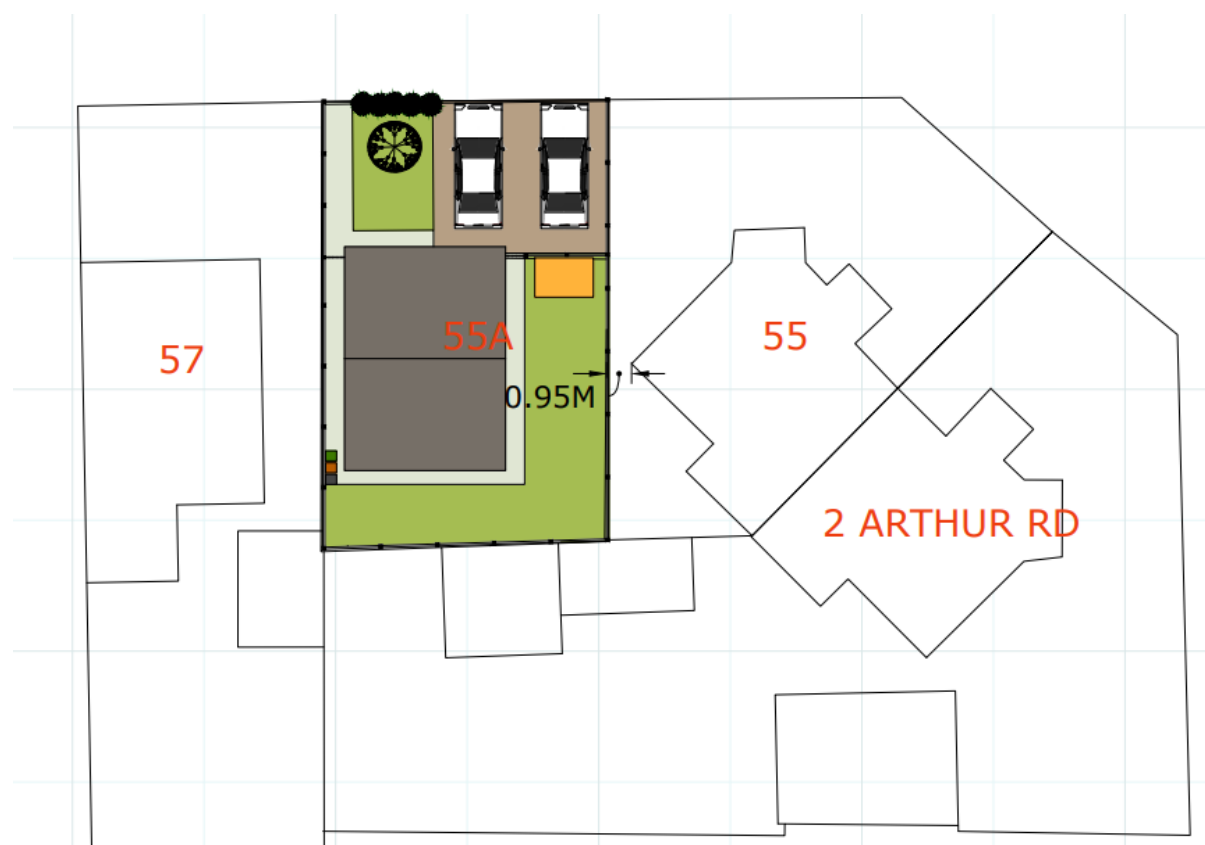
The application site is located within the urban area of Eastleigh, which is largely post war residential in character. Dwellings vary in terms of scale, design and plot size, but there is a consistent post war look in terms of design.

- 2.2 The site is within 1 mile of Eastleigh Town Centre, with a variety of services, facilities and shops. There are also a number of schools and recreational facilities within walking distance of the site as well as good transport links for road, bus and rail, all within walking distance too. The site is therefore well accessed and very sustainable.
- 2.3 The 0.02-hectare application site is made up of a vacant piece of brownfield land to the side of 57 Shakespeare Road. It measures 11.5m in width and 17.5m in depth. There is existing access onto Shakespeare Road, which is consistent with many other similar access arrangements in the immediate and wider area.

- 2.4 Dwellings within Shakespeare Road are predominantly two storeys of brick and tile construction, with some properties rendered. Many have on-site parking to the front. However, the built form within the estate varies significantly in density, design and scale. Most properties do however benefit from having modest setbacks from the street scene with low level boundary treatments and on-site parking to the front.

3.0 RELEVANT PLANNING HISTORY:

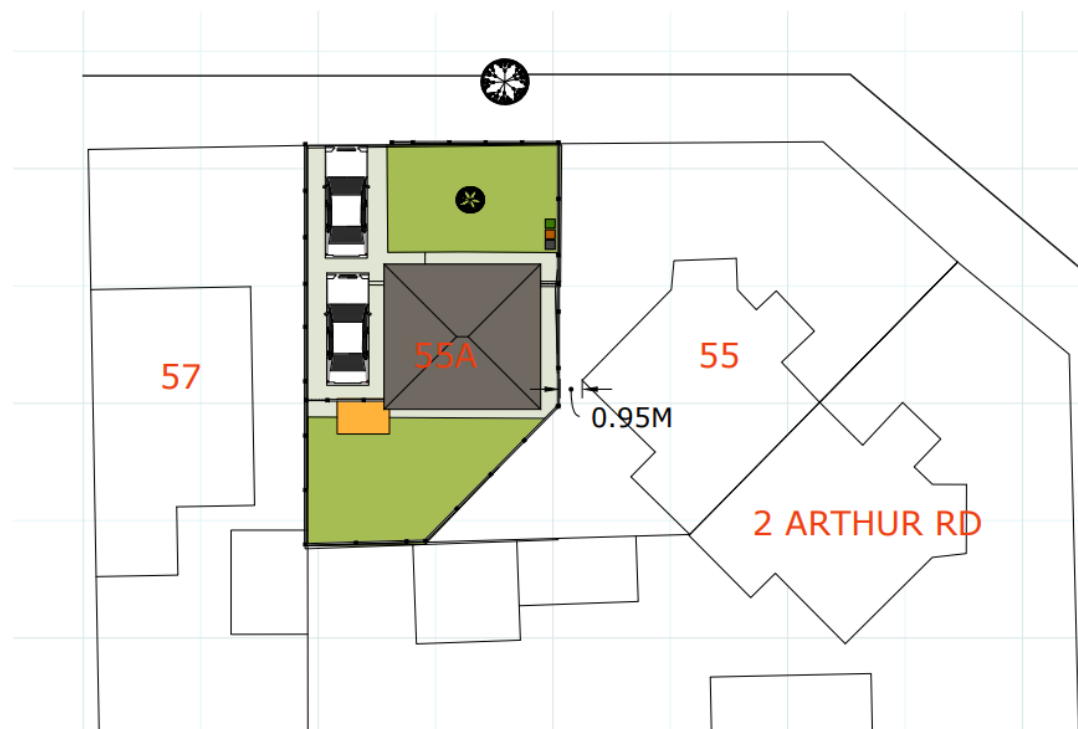
- 3.1 F/18/83334 - Erection of a two-storey, detached, 2-bed dwelling with associated parking. Refused (August 2018). Appeal Dismissed (February 2019).
- 3.2 F/22/92867 - Erection of a detached two-storey 3-bedroom dwelling, with associated parking access and cycle store. Refused – 13 July 2022.



Refused Layout for F/22/92867

4.0 **PROPOSAL:**

- 4.1 Planning permission is sought for the erection of a two-storey, two-bedroom, detached dwelling with on-site parking to the front and access and secure cycle store.
- 4.2 The dwelling has a footprint of 32 square metres and is set in a 0.02-hectare plot. Two tandem on-site parking spaces would be provided to the side of the new dwelling, which would utilise the existing vehicular access on to Shakespeare Road. The dwelling would have an internal floor area of 60.48 square metres with a private amenity area of 44 square metres. The existing boundary screening would be retained and enhanced where necessary. The existing tree on the verge outside of the site would also be retained as existing with no alterations proposed to the existing access. A secure cycle store would be provided within the garden and bins would be stored to the front of the dwelling.
- 4.3 The 60.48 square metre floor space and 44 square metre private garden space ensures that there is in excess of 60% amenity space provided for the dwelling based on the floor space of the house and that the size of the dwelling exceeds minimum indicative housing standards for a two-bedroom dwelling.



Proposed Layout

4.4 Development Objectives

- Provide a high quality two-bedroom dwelling that is sympathetic and reflective of the existing built form and character of the area.
- To provide much needed small scale market housing in a sustainable location to meet social and economic objectives.
- To provide a more efficient use of the site without causing unacceptable harm to the residential amenities of neighbouring dwellings or the character and appearance of the area.

5.0 **PLANNING POLICY**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in determination of planning applications decisions are made in accordance with the development plan unless material considerations indicate otherwise.

5.2 With respect to the proposed development the Council's Local Plan is out of date in respect of its housing policies and as such when considering new residential development full regard must be given to the objectives and requirements of the National Planning Policy Framework, 2021 (NPPF).

5.3 This position is further supported by the fact that the Council's emerging local plan was found to be unsound on the basis that the Council has not identified a five-year housing land supply with a 20% buffer, due to consistent under delivery

5.4 **National Planning Policy Framework 2021**

The National Planning Policy Framework (NPPF) was introduced on 27 March 2012 and was last updated in 2021. It continues to establish a presumption in favour of sustainable.

5.5 The NPPF makes clear that regard must be had to the document as a whole in determining what the Government's view of sustainable development means in

practice. It promotes the effective use of land through the re-use of previously developed land.

5.6 There are three overarching dimensions to sustainable development: economic, social and environmental which are interdependent and need to be pursued in mutually supportive ways.

5.7 *“a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.*

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy” (Para.8 NPPF, 2021).

5.8 Paragraph 9 goes on to say:

“These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

5.9 Paragraph 38 makes clear that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield*

registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

5.10 Para. 59 states: *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”* Para. 61 goes on to state *“Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”*

5.11 The site is sustainably located which allows access to public transport and access to local facilities by foot or cycle, thus reducing the reliance for car ownership. This is a key aim of the National Planning Policy Framework which states that there *“is a presumption in favour of sustainable development”* (NPPF, 2021, paragraph 11). The proposal would therefore accord with the objectives of the NPPF, 2021 in that it provides essential small-scale accommodation in an accessible location in an innovative way without compromising residential amenity of the character and appearance of the area.

5.12 **Eastleigh Borough 2001-2011 Local Plan**

Although the following policies of the Eastleigh Borough Local Plan have been considered it is recognised that the local plan and the policies contained within it are out of date. Further the draft local plan only carries limited weight due to its current un-adopted status, the fact that the Inquiry Inspector found the local plan unsound and that the Council has indicated its intention to re-visit the plan produced. The development should therefore be determined with full regard to the requirements and advice contained within the National Planning Policy Framework.

5.13 The following policies of the adopted Eastleigh Borough Local Plan Review (2001-2011) have been considered against the proposed development:

28.ES (Waste Collection and Recycling), 34.ES (Energy and Climate Change), 59.BE (Design), 72.H (Density) and 104.T (Parking).

5.14 In addition, the following Supplementary Planning Documents (SPDs) have been considered, although some are dated and supported by out-of-date and obsolete development plan policy.

- Quality Places 2011
- Environmentally Sustainable Development 2009
- Residential Parking Standards 2009

5.15 It is considered that policy 59.BE is most relevant to the proposal and provides a list of criteria that development of this nature has to account for.

5.16 Policy 59.BE:

“Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria:

(i) they take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention;

(ii) they make the most efficient use of the land.

(iii) they incorporate an appropriate mix of dwelling type and land-use where appropriate.

(iv) they provide a high standard of landscape design and appropriate planting where required. Development should use native plants in landscape schemes to benefit biodiversity. Development adjacent to or within the urban edge must not have an adverse impact on the setting of the settlement in the surrounding countryside.

(v) they have a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycle ways and public transport services.

(vi) include, where appropriate, provision for the secure storage of bicycles.

(vii) they are an appropriate use for the locality and avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration, or from floodlighting or security lighting.

(viii) they make adequate provision for the storage and collection of refuse and where appropriate include facilities for the collection of recyclable materials.

(ix) they include, where appropriate, measures which provide shade and protection from the sun; and

(x) new development should reduce the potential for criminal activity and anti-social behaviour by the use of appropriate design.”

5.17 The development as proposed has had specific regard to the policy requirements, both locally and nationally. The development has proper regard to the character and appearance of the area and the residential amenities of adjoining properties. Further the development makes provision for secure cycle and refuse storage as well as providing a good level of floor space for a two-bed dwelling, on-site parking provision and excess amenity provision.

5.18 The development therefore would make a more efficient use of a sustainable site within the urban edge, providing small accommodation which is in high demand in the area. It is therefore contended that there is no policy objection to the development as proposed.

6.0 EVALUATION

6.1 Character and Appearance:

This brownfield site is located within the settlement area of Eastleigh in an established residential area characterised largely by detached and semi-detached housing, predominantly two storeys in height.

6.2 The proposed dwelling has been carefully designed to reflect the existing built form of the area whilst creating a building that appears very much as a small dwelling, appropriate in size and design to the plot and its surroundings, see figure 1.

Figure 1 - Similar detached housing along Shakespeare Road.



71A Shakespeare Road



45 and 47 Shakespeare Road

- 6.3 Whilst the design and scale of the development is somewhat unique it would be appropriate in context and would provide an attractive form of small-scale market housing to the area, with a setback reflective of neighbouring properties, low level planting to the front and two on-site parking spaces.

6.4 In respect of the above information it is considered that every regard has been given to the existing character and appearance of the area. The development would result in a development that would make a positive contribution to Shakespeare Road, whilst retaining the important qualities of the site and built form found within the locality.

6.5 **Residential Amenity:**

The proposed dwelling would sit alongside 57 Shakespeare Road in a traditional built relationship, with a further gap between the dwelling and 55 Shakespeare Road. Having regard to the size of the site, size and position of the proposed dwelling, separation distances, positioning of windows and existing boundary screening the development would not result in unacceptable harm to neighbour amenity.

6.6 The proposed dwelling would have its living space at ground floor with outlook over the provided amenity space and access to the site. As such it is not considered that there will be any direct or unacceptable overlooking or loss of privacy, with the development offering passive surveillance which will add to local security. In addition, the spacing and use of space ensures that future and existing occupants retain appropriate living space without unacceptable overshadowing or overbearing.

6.7 The built relationship, separation distances, positioning of windows and use of space all combine to suitably protect existing neighbour amenity and the amenities of future occupants. It is therefore considered that the development would not result in unacceptable harm by reason of overshadowing, loss of light, overbearing effect, loss of privacy or overlooking.

6.8 **Highway Safety:**

The existing access arrangements for the site onto Shakespeare Road would be utilised for the new dwelling, with no significant increase in vehicular movements associated with the additional two-bedroom dwelling.

6.9 Provision is made to the front of the dwelling for two vehicles to park on-site, with a secure cycle store within the private garden. Whilst vehicles would need to reverse onto Shakespeare Road having regard to the nature of the road and its low-speed level this is not considered to be prejudicial to highway safety. In

fact, all neighbouring accesses involve reversing onto Shakespeare Road. The development therefore makes appropriate provision for on-site cycle storage and parking.

6.10 The area proposed for the development is allocated for parking for 55 Shakespeare Road. However, this land has not been available for parking for over 10 years and as such makes no provision or contribution towards on-site parking for the one-bedroom flats of 55 Shakespeare Road. It is understood that the current occupiers do not have cars, however, if they did there is sufficient unrestricted on street parking along Arthur Road and Shakespeare Road. Further the site is within 1 mile of Eastleigh Town Centre with access to shops and commercial facilities, buses and railway links. In addition, there is a bus stop immediately outside the front of the application site. The site is therefore highly accessible. The need for on-site parking provision for two one-bedroom flats is not therefore essential in this instance.

6.11 It is not considered that the development as proposed would result in issues prejudicial to pedestrian or highway safety or cause concern in relation to on-site parking and cycle provision.

6.12 **Ecology and Biodiversity Enhancements**

There is no ecological value on the site as it consists only of level bare soil and hardstanding. There is some limited planting around the site boundaries that is to be retained as part of the proposal.

6.13 In respect of biodiversity enhancement this will be delivered through the provision of new boundary hedging to the front and tree planting as well as the provision of bat and bird boxes within the site.

6.14 It is therefore considered that the development offers the biodiversity enhancements necessary as required by the NPPF.

DESIGN AND ACCESS CONSIDERATIONS

7.0 LAYOUT

- 7.1 The layout of the proposed dwelling seeks to maximise the vacant brownfield space to the side of 57 Shakespeare Road, whilst providing sufficient amenity space and distancing between neighbours, as well as providing on-site parking and cycle storage.
- 7.2 The development provides appropriate amenity provision for the dwelling, which is supported by the recreational space of St Catherine's Road playground. There are additional leisure facilities and open space within the immediate area that can be accessed by foot, cycle and public transport.
- 7.3 The position of the dwelling follows the existing built line along Shakespeare Road, with the same set back from the highway. There are two tandem on-site parking spaces to the side, as well as low level planting, all reflective of the surrounding area. The depth of the dwelling is less than 57 Shakespeare Road, with space between the rear elevation and the rear boundary. The amenity space for the dwelling is provided to the rear and is well screened and private enough to be suitable for the passive recreational enjoyment of future occupants.

8.0 SCALE

- 8.1 The height, massing and proportions of the proposed two storey detached dwelling is in keeping with the context of the buildings within the immediate area. The scale and design of the development therefore provides a clear contextual link to its surroundings, whilst allowing some form of individuality and enhancement to the prevailing design and architecture of the area, as well as an enhancement of this vacant brownfield plot.

9.0 ACCESS

- 9.1 The design and layout of the dwelling allows for free and easy access at ground floor level throughout the site and to external facilities such as refuse points and car parking. There would also be level thresholds to further improve access in

and out of the dwelling. The internal arrangements for disabled access are covered by Part M of the Building Regulations.

10.0 SUSTAINABILITY

10.1 National and local planning policies encourage new development to be sustainable. This includes matters of location, sustainable methods of construction and ecology. As a matter of principle, the proposed development would be sustainable, because it would utilise an existing site within an established residential area, providing a more appropriate and sustainable form of dwelling. However, this is aided further by the site's proximity to the bus and train links and the shopping centre and industrial centres of Eastleigh Town Centre.

11.0 CONCLUSION

11.1 Having regard to relevant development plan policy it is contended that the proposed development would represent an efficient use of the site, in a sustainable location and in a sustainable form, whilst paying due regard to existing development densities, prevailing character, residential amenity and highway safety. The Council is therefore respectfully requested to approve this planning application.