

DESIGN, ACCESS AND PLANNING STATEMENT

FOR

THE ERECTION OF A REPLACEMENT DWELLING

AT

**Land adjacent to Hillview Manor Park, Winchester Road, Fair
Oak,
Hampshire SO50 7HD**

Prepared by



APRIL 2023

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1. INTRODUCTION

1.1 Mark Simmonds Planning Services Ltd have been instructed by Mr A Barney to submit a planning application for the erection of a replacement dwelling at land adjacent to Hillview Manor Park, Winchester Road, Fair Oak, SO50 7HD

2. THE PROPOSAL

2.1 The planning application seeks to obtain permission for the erection of one replacement dwelling on this site. The planning history for the site has been taken into account and a dwelling has been designed which is considered to respect and enhance the open countryside. However, any comments from the case officer in relation to amendments to this design if deemed appropriate would be appreciated.

2.2 The site does not lie within a designated character area or Conservation Area and there are no Listed Buildings nearby.

2.3 The replacement dwelling is submitted alongside a further application for the expansion of the lodge park. The expansion features on the land associated with and adjoining the dwelling site. The replacement becomes a corner feature to the proposed expansion. The proposed location plan below shows the dwelling sat in the bottom left-hand corner, leading down to a modest number of lodges, generously spaced and sensitively landscaped.



Replacement dwelling location

3. THE SITE LOCATION

3.1 The application site is located off Winchester Road and in accordance with the Council's Local Plan policies, lies outside of the urban edge and within an area of designated countryside. There are green fields and dense areas of woodland to the north, west and south of the site and the well-established Hillview Caravan Park sits to the front looking onto Winchester Road.

3.2 There is an existing caravan unit on the site which has become lawful by way of a Lawful Development Certificate. This permanent unit has a single pitched-roof, two-bedroom and can be described as a chalet-style mobile home of timber and brick construction. There is an area of raised decking has been constructed to its northern elevation with a small storage shed located to the north-western corner of the site. The mobile home is surrounded by a gravelled hardstanding to three-sides which is utilised for car parking. The unit and its associated features give the impression of a domestic residential dwelling.

Existing Mobile
Home



Aerial view of site (Google Earth 2023)

- 3.3 The existing mobile home sits in an elevated position to that of Winchester Road however it is accessed along a good length of private track with good levels of natural screening which leaves the public views of the caravan dwelling restricted.

4. DESIGN

- 4.1 The proposed new dwelling would replace the caravan unit and associated domestic paraphernalia. Although maintained to a high standard, the existing caravan dwelling is not of any particular note visually and over time is likely to become tired and in need of repair/replacement. The new dwelling would utilise the existing access and no trees or hedgerow would be removed so the good levels of screening would remain.

- 4.2 The dwelling is proposed to be of a traditional design with traditional features and constructed to match similar properties in this location. There does not appear to be a prevalent character in terms of dwelling design in the area, however the design draws on natural materials which are in keeping with the countryside setting and is reminiscent of traditional lodge materials which respects the existing authorised dwelling which is to be removed.



PROPOSED SIDE ~ EAST ~ ELEVATION



PROPOSED SIDE ~ WEST ~ ELEVATION



Proposed 3D image



PROPOSED SITE PLAN
1:500

5. ACCESS

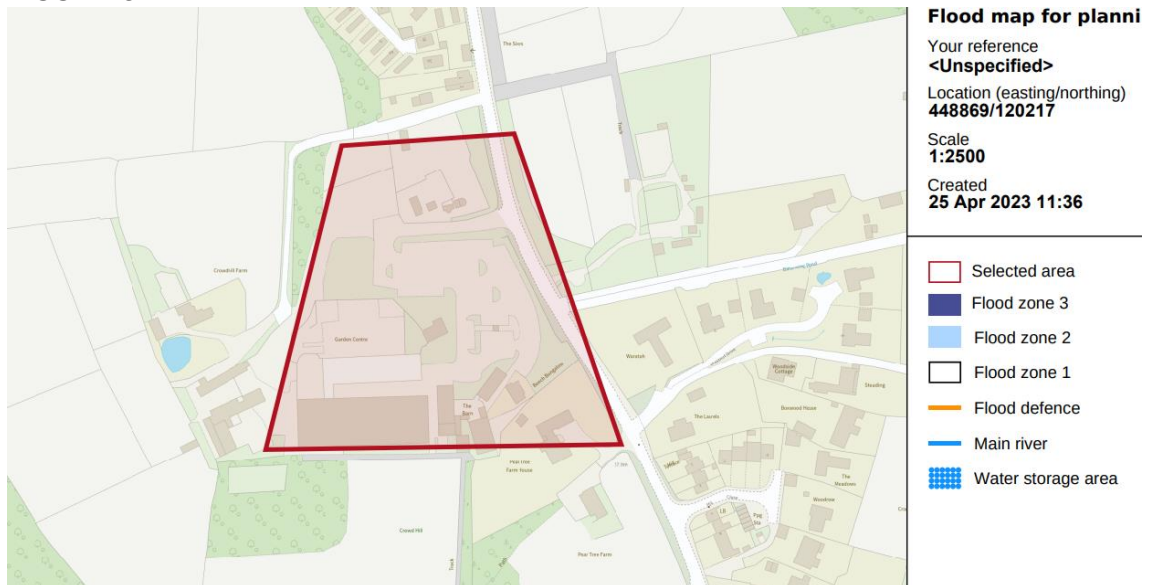
No new access is proposed to the new replacement dwelling therefore there would be no negative or additional impacts on the highway network.

There is generous parking space and a proposed turning area by the replacement dwelling.

6. RESIDENTIAL AMENITY

The existing dwelling is a direct replacement for the unit on site and although a 2-storey design, does not impact on any nearby neighbours due to the generous separation distances and high levels of screening. There will be no impact on any existing or future residents by way of loss of privacy and there is generous private amenity space for future residents.

7. FLOOD RISK



EA Flood Risk Map 2023

7.1 The site is within a Flood Zone 1 and is therefore at the lowest risk of flooding and a preferential site in terms of development.

8. PLANNING POLICY

The National Planning Policy Framework (NPPF 2021)

It sets out Central Government's planning policies for England and how these are expected to be applied.

Paragraphs 7 and 8 define the commitment to sustainable development based on three dimensions:

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the

United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Rural Housing

Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”

Paragraph 80 states that “Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area

Paragraph 159 states that “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”.

The Eastleigh Borough Local Plan 2016-2036

The most relevant policies are considered to be:

Strategic policies S1 and S2; and
Development Management policies DM1, DM2, DM11, DM14, DM26, DM29 and DM30.

Supplementary Planning Documents:

Quality Places;

Residential Parking Standards;

Character Area Appraisals.

9. THE PLANNING BALANCE

The Principle of Development

Local Plan Policy S5 states planning permission will be granted for new development in the countryside provided it is related to: ... residential extensions and replacement buildings. The site benefits from an existing lodge style dwelling with a patio and other domestic paraphernalia; its lawfulness was confirmed by a Lawful Development Certificate granted on appeal under planning reference U/13/73559. It is considered that the proposed design and scale of the replacement dwelling is a betterment to the existing permanent ‘make-shift’ dwelling and due to the rural design characteristics, it would not have an urbanising effect nor be detrimental to the character of the countryside. Below is a photograph of the unit on site.



Local Plan Policy DM26 states the extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided: the replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage; and is on the same footprint as the existing building, unless environmental and/or access benefits arise from an alternative location within the curtilage; and no additional dwellings are created.

Although the 2-storey dwelling is larger than what it is to replace, the Council is asked to consider that the proposed dwelling is a vast improvement to what is lawfully in place. The design has been carefully considered so as to complement the countryside setting. There are no nearby dwellings and a dwelling in this location will be a pleasant contrast to the lodge park setting. The sympathetic and complementary materials will give the appearance of a rural dwelling and set within its well screened borders will pose very little in the way of harm to the street scene and the rural backdrop.

What differs greatly from the previous refused application is that the replacement dwelling is submitted alongside a modest extension to the existing lodge park. The Council is asked to read the proposed replacement dwelling in the overall context of the extension of the site. The previous refused application was based upon a replacement for the caravan dwelling in solitude, however now there is a larger development to consider, and it is considered that the consideration for the development of a larger section of the site, reduces the historic perceived impacts of the previous proposal for a replacement dwelling. Below is a visual of how the proposal would look alongside the residential lodges which have been applied for under an associated application:



It is acknowledged that there is an increased scale and bulk to the replacement, however what weighs heavily in the balance is the visual improvement of the dwelling in the context of the proposed expansion of the site, which on balance would not create an unacceptably nor excessive development with an adverse visual impact to the locality.

Residential Amenity

The Council is asked to consider that the proposal accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring

properties in terms of loss of privacy, light or outlook.

The replacement dwelling would form part of a modest expansion to the existing residential units on site and due to the generous spacing between units and modest amounts of amenity space to each unit, results in excellent levels of amenity.

Ecology and Tree's

The Council is asked to consider the accompanying tree report. The site is already used for domestic use and the replacement, although larger is not expected to negatively impact on any ecological aspects, however the applicant would welcome any conditions to provide any reports prior to the commencement of development.

Climate Change

The applicant is aware that In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to:

- (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025;
- (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030;
- (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and
- (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use.

When considering the impact of climate change, the proposed replacement dwelling is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions. The new build will utilise the most up to date energy saving methods and will prioritise energy efficiency. The current dwelling/ caravan is not energy efficient and respectfully cannot be updated so as to be so. The replacement dwelling in this respect will be an improvement and supports energy efficiency.

10. CONCLUSION

The Council is respectfully asked to consider the benefits of the proposal which outweigh any policy restrictions. The existing caravan dwelling on site is due for an upgrade and a well designed attractive dwelling would be a betterment. This application is made in conjunction with a larger proposal for the extension of the residential lodge units on site. When considering the replacement dwelling as part of this larger development proposal, the Council is asked to consider that the dwelling would be in keeping with the proposals and dilutes any harm which a replacement dwelling on its own would perhaps create.

The Council is asked to consider this proposal afresh in the context of the larger development proposal. On balance the proposal is considered to accord with Policies S5, DM1 and DM26 of the Eastleigh Borough Local Plan 2016-2036