



PLANNING STATEMENT

19 Barton Drive, Hedge End, SO30 2FD

June 2023

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SITE DESCRIPTION

- 1.1 The application site, which measures approximately 214m² comprises an existing semi-detached dwelling, '19 Barton Drive', and is located within the settlement of Hedge End.
- 1.2 The application site is located within a housing development and is bounded by Barton Drive to the north, and by other residential dwellings including 17 and 21 Barton Drive to the east and west, and by 27 and 29 Longclose Road to the south.



Figure 1 – Aerial View of the Application Site

PLANNING HISTORY

- 2.1 This is a resubmission following a previously withdrawn application for a similar proposal under H/23/94472. The application sought a garage conversion, single storey front extension and alteration to fenestration and was withdrawn on 09/03/2023.
- 2.2 There is no other relevant planning history relating to this property.

THE PROPOSAL

- 3.1 This application seeks householder planning permission for the erection of a single storey front extension and garage conversion to 19 Barton Drive.
- 3.2 The proposed extension would protrude from the northern front elevation of the dwelling, allowing for the enlargement of the property.
- 3.3 Internally, the extensions would facilitate the creation of a new lounge within the current garage, a new study within the new extension and enlarged kitchen and dining area within existing living space.
- 3.4 Vehicular and pedestrian access to the site will be unaffected by the development.

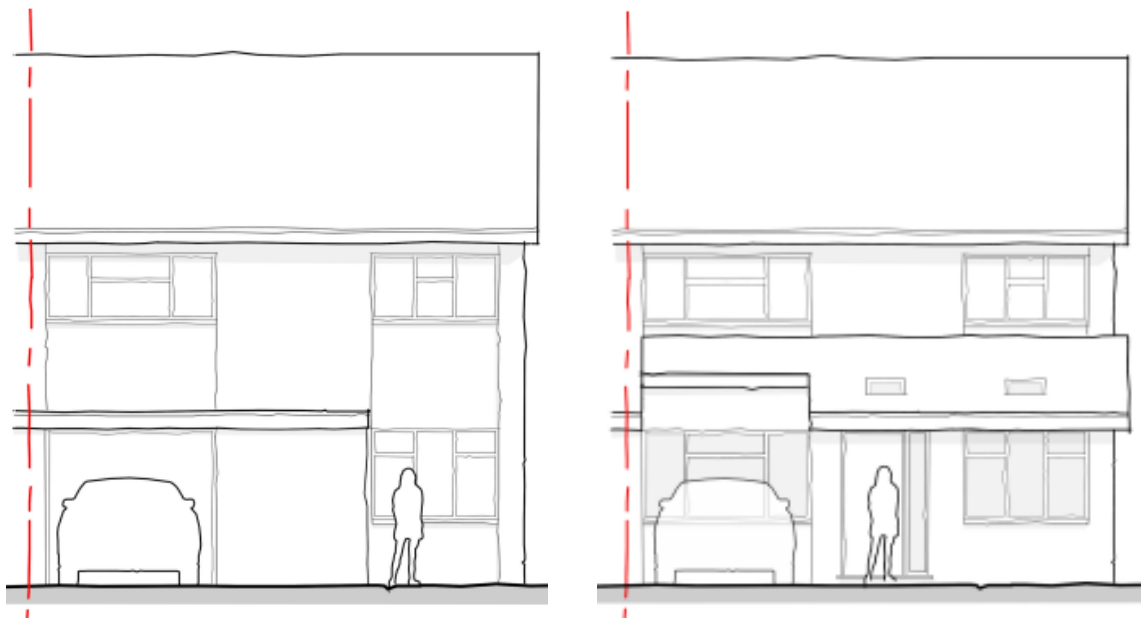


Figure 2 – The Existing (left) and Proposed (right) Front Elevations

PLANNING CONSIDERATIONS

- 4.1 The Eastleigh Adopted Local Plan 2016-2036 is the Council's primary Development Plan Document (DPD), and the starting point for determining planning decisions within the borough, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.2 The National Planning Policy Framework (NPPF) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for all planning decisions.
- 4.3 The policies and guidance contained within the statutory DPD and all other relevant material considerations have informed the design process to ensure that the proposed dwelling is an appropriate form of development for the area.

PRINCIPLE OF DEVELOPMENT

- 4.4 Policy S1 of the Eastleigh Adopted Local Plan 2016-2036 outlines the Development Plan's conformity with the overriding aim of the NPPF – the pursuit of sustainable development. The policy states, inter alia:

"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."

- 4.5 Policy S1 also states:

"Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

b. where specific policies in that Framework or other international or national legislation indicate that development should be restricted."

- 4.6 The application site lies within the Hedge End urban area as defined by the adopted policies map and as such, the principle of development is acceptable.

IMPACT ON THE CHARACTER & APPEARANCE OF THE AREA

- 4.7 The design of the proposed scheme has been carefully considered to ensure that it does not adversely impact the setting of the area. It is believed that the proposal enhances the setting of the area especially when the existing urban fabric is taken into consideration as neither this building or any of the neighbouring buildings are of any architectural merit and there are no designations covering the area in questions which specifically seek to protect the character of the area.
- 4.8 The NPPF emphasises the aim of “*achieving well-designed places*” (Section 12) and highlights the importance of creating an attractive streetscape and maintaining the overall quality of an area.
- 4.9 It is noted that there is a Character Area Appraisal for Hedge End which identifies that the built development along Barton Drive is within character area HEWEB 37 and indicates that within this area there are regular/irregular façades with a mix in architectural styling within the character area from different 1960s/1970s developments, but generally buildings vary from one to two storeys in height.
- 4.10 The character area appraisal also identifies the strength of the character within the area in order to further refine the basis for evaluating the different areas, this takes into consideration all factors that define an area and the extent to which they are represented on the ground. In the case of character area HEWEB 37 it was considered that the strength of the character within the area was moderate.
- 4.11 There are several examples from within character area HEWEB 37 where extensions to dwellings including to the front façade have been permitted and resulted in the examples shown in Figure 3 below where the uniformity of the street facing façades of otherwise similar looking developments have been being changed.

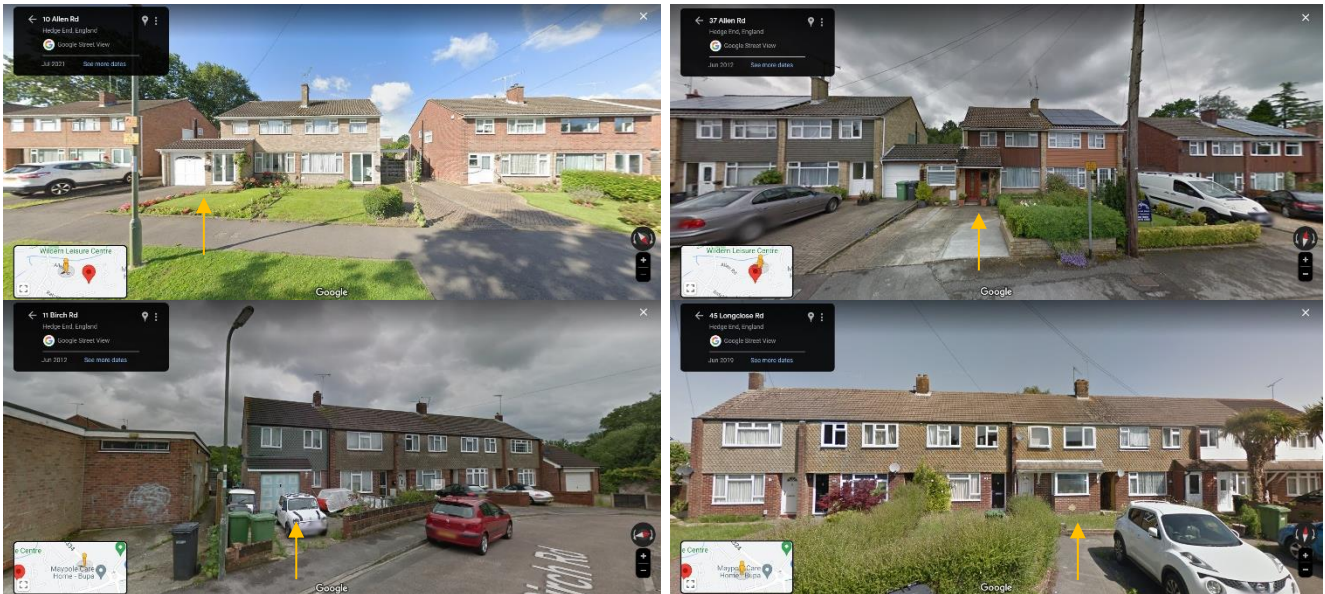


Figure 3: Examples of extensions with character area HEWEB 37

4.12 When compared to the examples which have been provided it is considered that this proposal will contribute positively to the street scene through the quality of its architectural design and detailing. As such, the proposed development is also in accordance with policy DM1 (General criteria for new development), which requires development to make efficient use of the site, maximise opportunities to increase density as well as by account of the context of the site including the character and appearance through the proposed design and use of materials.



Figure 4: Existing Street Scene along Barton Drive

4.13 As previously stated, it is considered that the surrounding development is poor in urban design terms, and that this new development would contribute to improving the character of the area, as is demonstrated by Figure 4, there is little in terms of uniformity among the dwellings on this stretch of Barton Drive due to a number of extensions which have already been permitted on neighbouring properties, and the benefits of this proposal would outweigh any impacts on the character of the unprotected street scene.

4.14 Policy DM1 of the adopted local plan further emphasises the importance of ensuring that new development helps deliver a high-quality built environment, which delivers a satisfactory level of amenity for all residents. The policy states, inter alia:

“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;”

4.15 Similarly, the NPPF paragraph 130 states, inter alia:

“Planning policies and decisions should support developments:

e) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.”

4.16 The existing property sits within a 1960s/1970s development with dwellings to the left and right sitting on the southern side of Barton Drive. Due to the single storey nature and location of the proposed extension on the street facing frontage of the property, away from neighbouring views, the development will result in no tangible impact upon other properties in the locality.

4.17 The proposed provision of amenity space greatly increases the amount of usable space within the ground floor of the dwelling (Figure 5) and is considered reasonable within the local context. Any future occupiers of the property will therefore be able to benefit from a high standard of residential amenity following the development when compared to the existing ground floorplan.

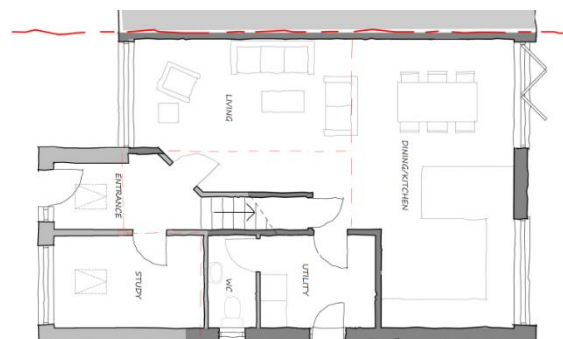


Figure 5: Proposed ground floorplan

4.18 The proposals are therefore considered to be entirely accordant with the requirements of the development plan and NPPF in relation to residential amenity.

CONCLUSIONS

- 5.1 This application seeks householder planning permission for the erection of a single storey front extension to 19 Barton Drive.
- 5.2 The principle of development is supported by Policy S1 and the proposal accords with all other relevant policies of the development plan (DM1) so is considered acceptable in all other respects.
- 5.3 The proposal ensures:
- ✓ The development accords with National and Local Planning Policies;
 - ✓ The proposal will not have an adverse impact upon either the character or appearance of the area;
 - ✓ The design secures the residential amenity of existing properties in the area.
- 5.4 For these reasons, we commend the proposal to you.