

Planning, Landscape, Design & Access Statement

***'The Stables', Grange Road, Bursledon,
Eastleigh, SO31 8GD.***

***Retention of replacement roof to the stable building
and provision of a reduced rear (northwest) dormer
(Alternative to application F/20/88060).***



Prepared by
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on behalf of Mr M. Back

1. Introduction

This statement supports the full planning application for retention of the replacement roof to the stable building and the provision of a reduced rear (northwest) dormer at 'The Stables', Grange Road, Bursledon, as an alternative to application F/20/88060.

This statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socio-economic contexts. It has regard to key national and local planning policies relating to agricultural/equestrian buildings and design and should be read in conjunction with the other supporting documents.



The approach to the site from the north, on Grange Road.

2. Context

This irregular-shaped site of **1.02 hectare** lies at the junction of Grange Road with Portsmouth Road in Bursledon, within Eastleigh Borough Council's administrative area.



The application subject viewed from the northeast, on Grange Road.

Impressions of the application subject in the approach to the site from the northeast along Grange Road are constrained by frontage vegetation. Views of the site from the southwest on Portsmouth Road are blocked by substantial boundary vegetation, which forms a dense sylvan backdrop in views from the north/northeast. The site is contained on its southeast boundary by a chain-link fence and sizeable frontage vegetation.

Vehicular and pedestrian access to the site is afforded via a gated driveway on the southeast boundary. Clear views to the northeast and southwest along Grange Road ensure that vehicles entering and leaving the

site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians. A surfaced forecourt area affords access and parking for several vehicles inside the entrance gates.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 11 of the 'National Planning Policy Framework' 2021 ('NPPF') reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 130 of the NPPF regarding 'Achieving well-designed places', provides for the grant of planning permission for development of good design.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan.

The development plan for Bursledon comprises the 'Eastleigh Borough Local Plan (2016-2036)' (2022). The Policies Map of the development plan shows this site within 'Countryside' and the Bursledon 'Settlement Gap'; it does *not* fall within a Flood Zone.

Policy DM1 ('General criteria for new development') calls for new development to satisfy eleven criteria. Strategic Policy S5 ('New development in the countryside') records that: '[2]. *In permitting new development in the countryside the Borough Council will seek to: a. avoid adverse impacts on the rural...character...and on the biodiversity of the area;*'. Strategic Policy S6 ('Protection of settlement gaps') allows for the grant of planning permission for development within a Settlement Gap provided that: '[a]. *it would not undermine the physical extent and/or visual separation of settlements; and b. it would not have an urbanising effect detrimental to: The character of the countryside; or The separate identity of the adjoining settlements.*' Those requirements are satisfied in this case.

This locality is characterised by agricultural buildings and holdings, detached family dwellings and substantial commercial premises, in a variety of formats, styles and plot sizes (see aerial photograph on cover page), and notably includes a substantial building with a barn-hipped roof ie 'Corringham House' (that stands just **65 metres** to the east of this application site).



The barn-hipped roof of 'Corringham House'.

The application site is a large agricultural/equestrian holding that lies at the junction of Grange Road with Portsmouth Road. A sizable stable building (ie the application subject) (finished in brown timber cladding with a barn-hipped roof of plain brown tiles) stands to the northeast of the site entrance, with a large storage building beyond. A pair of substantial paddocks lie to the northwest. To the southwest of the entrance lies a large hardstanding, turning area.



The existing building, viewed from the southwest.

The erection of the ground-floor of the stable building was approved (F/20/88060) by Eastleigh Borough Council in April 2006. The roof addition (ie the application subject), with a large flat-roofed dormer in the rear (northwest) elevation, was constructed in **June 2020** as a storage area; the roof has a gross internal area ('GIA') of **54m²**. Appeal APP/W1715/W/20/3262351 was dismissed by Inspector Leonard in February 2021 to regularise the present roof arrangement, as it was found to '*...have a detrimental impact on the character and appearance of the area.*'

It is submitted that the retention of the roof addition with a reduced sympathetic dormer would accord with the character of its surroundings and not compromise *any* key sustainable development principles of national or local planning policy.

3. Consultation

No consultations have been undertaken with Officers of the Borough Council or neighbours.

The reasons given by Inspector Leonard for the dismissal of the earlier appeal in February 2021 have naturally been given detailed attention in the formulation of this proposal.

4. Amount, Layout, Scale & Appearance

In light of the area's character and the favourable presumption generated by the development plan, it is proposed that the roof addition be retained and provision made for a sympathetic barn-hipped dormer, to replace the existing large flat-roofed dormer. The resultant roof would have a GIA of **50.33m²** (< 54m²).



Respect for the character of the area has been accorded priority in the formulation of this proposal, from concept stage. Although the application site is largely screened from Grange Road, it is proposed that existing boundary vegetation be reinforced, to further soften the appearance of the development.

In this configuration and finished in brown timber cladding, with a barn-hipped roof of plain brown tiles, the proposal would make more efficient use of this site in a manner that accords with the character of its surroundings, the Settlement Gap and the host building, and would not result in a detrimental impact on the amenities of neighbours.

5. Trees & Ecology

No trees or protected species would be harmed by this proposal.

6. Site Waste Management

Timber will be salvaged and inert waste material would be disposed of to a licensed Hampshire County Council site.

7. Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on Saturday, with no

working on Sundays or Bank Holidays. All materials and plant would be kept within the curtilage of the application site.

8. Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

9. Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal since it: would not detract from the existing street-scene; would be in keeping with the character of its surroundings and the Settlement Gap; is of a high standard of design; incorporates materials and design elements sympathetic to local character; respects privacy, outlook and sunlight; and takes into account the prospect of criminal activity and anti-social behaviour.

Development of this site in the manner proposed would achieve more efficient use of this rural land without harm to the character or appearance of the locality, the Settlement Gap or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

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22 June 2023