

Planning statement in support of a planning application to build four apartments at 17 Swaythling Road, West End

The following statement seeks to set out the rationale for the development of land at 17 Swaythling Road to provide a single detached building comprising four apartments.

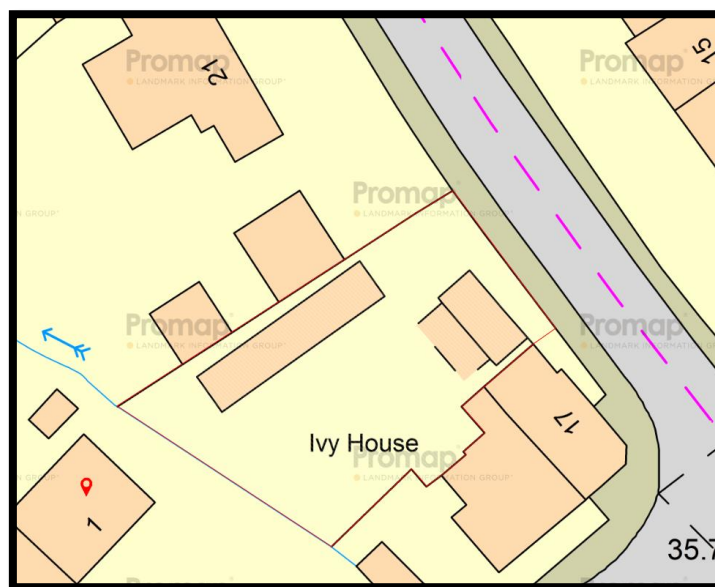
The application site is located within what is within the former car parking area and showroom for a retail unit at 17 Swaythling Road. The retail unit is now closed and an application has been approved for a detached dwelling on-site.

The application is supported by the following documents:

- Floor plans
- Elevational drawings
- Site plan

Site and surrounding area

The application site refers to the former car park associated with a retail shop at 17 Swaythling Road, located at the corner of Ivy Lane, West End.



The application site includes a large car parking to the west of the retail unit with a vehicular access direct onto Swaythling Road. This area includes a single storey building located along the common boundary with the adjacent property, no. 21 Swaythling Road.

The immediate neighbours to the application site are all residential. No 17 comprises a semi-detached building – adjacent to Ivy House to its immediate south-west. Ivy House has a frontage, garden and car parking area facing Ivy Road and no habitable room windows facing the application site.

To the south-west of the application site is located no. 1 Ivy Road. This property comprises a two-storey semi-detached house with a frontage to Ivy Road. It has a flank elevation facing the application site. However, there are no known habitable room windows on this flank elevation facing the application site.

No. 21 Swaythling Road comprises a large two-storey detached house located to the north of the application site and set some 11m from the common boundary of the application site.

Policy advice

Section 38(6) of the Planning and Compulsory Purchases Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The revised National Planning Policy Framework was published in July 2021. Paras 7 and 8 refer to the principles of sustainable development, as follows:

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 needs.

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 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.

Paragraph 60 seeks to significantly boost housing land supply:

60. 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.

Paragraph 69 refers to the importance of small and medium size sites in helping meet on-going housing need.

69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraphs 119, 120 and 124 refers to the need to ensure the effective use of land.

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

120. Planning policies and decisions should:

- c) give substantial weight to the value of using suitable brownfield land within settlements for homes...*
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained...*

124. Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed, attractive and healthy places.*

The site is identified in the Eastleigh Borough Local Plan (2016-2036) Adopted April 2022 and being located within the settlement boundary:



Policy DM1 of the local plan sets out general criteria for new development

All new development should (as relevant):

i. not have an unacceptable impact on, and where possible should enhance:

- a. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;*
- b. biodiversity; and*
- c. heritage assets;*

ii. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;

iii. 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;

iv. 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;

- v. include a landscape scheme covering the design and layout of external space;*
- vi. provide fully connected green infrastructure that interlaces the development and connects into the wider network;*
- vii. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;*
- viii. incorporate provision for disabled people;*
- ix. incorporate design measures to inhibit criminal and anti-social behaviour;*
- x. incorporate provision for on-site waste management; and*
- xi. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.*

The National Minimum Space Standards seek to set out the minimum space standard for a one-bedroom, 1 person two-storey flat at 39sq-m as per the following extract:

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

Supplementary Planning Guidance in the form of Residential Parking Standards requires 1 car parking spaces for a one bedroom flat on the basis of unallocated car parking.

Table of Residential Parking Standards 2009							
Property Size	Car Ownership		Car Parking Standard			Long Term Cycle Storage	
	2001 (Census)	2026 (TEMPO growth)	with 50% or more unallocated spaces	with <50% unallocated spaces	Individual/ 'on- plot' allocation	Individual storage	Communal storage
	cars per household		parking spaces per dwelling				
GENERAL RESIDENTIAL							
1 bed	0.96	1.00	1.00	1.25	2	1	1
2/3 bed	1.37	1.44	1.50	1.75	2	2	1
4+ bed	1.69	1.77	2.00	2.25	3	2	1
OLDER PEOPLE'S HOUSING							
Active elderly with Warden Control	0.39	0.41	0.50	0.60	1	1	1
Nursing and rest homes	1 space per 6 bedrooms plus 1 space per staff member					1 per 6 staff	
Notes 1. A minimum of 20% unallocated parking is required to provide for casual and overspill parking. 2. All proportions to be rounded up to the next whole number. 3. Garages less than 6m x 3m internally will not count towards parking provision. 4. A minimum of 5% of residential spaces should be designated for use by disabled people.							

SPD in the form of Quality Space (at page 29) makes it clear that amenity provision can be made in the form of back or side gardens. For flats a minimum of 3 sq-m per flats is required.

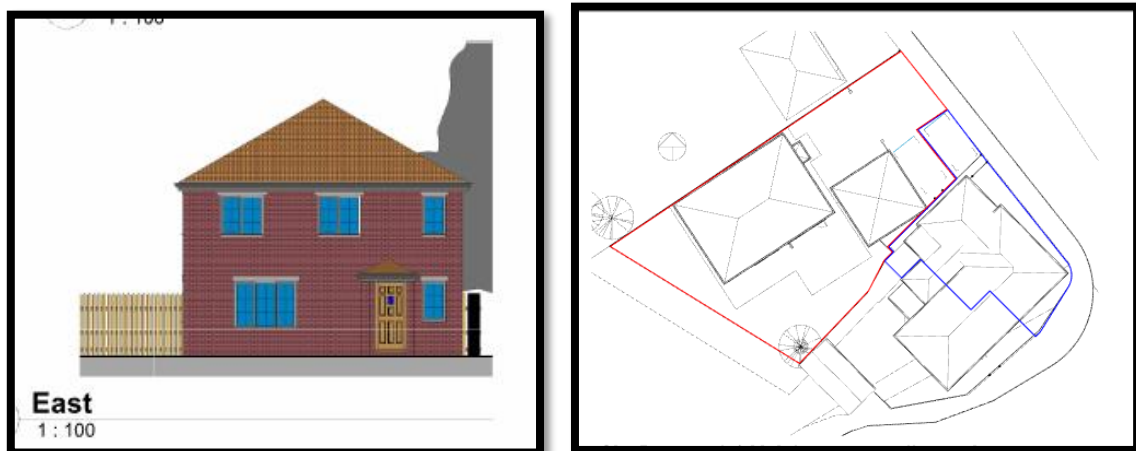
Planning history

There have been three historic planning applications on-site dating from the 1980's. However, there are no plans with respect to these applications.

These applications are as follows

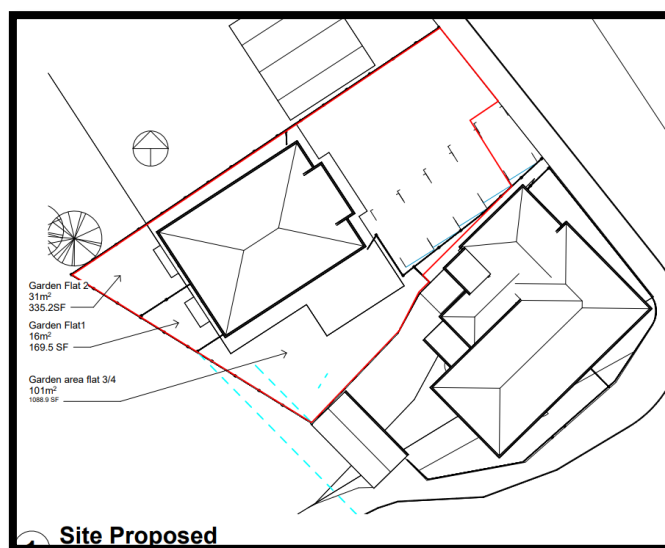
- Consent was granted in 1987 for the use of 17 Swaythling Road as a shop on the ground floor with a self-contained flat above (application no. Z/15482/002/00).
- Erection of store, refused on the 17th December 1987 (application no. Z/15482/300/00).
- Erection of store, refused on the 12th April 1988 (application no. Z/15482/004/00)
- Redevelopment of site to include erection of 1no. detached four-bedroom dwelling, conditionally approved 23rd June 2022 (application no. F/21/92102)

The recent consent for a dwelling on site, is as per the following extract:



Development proposals

The proposals seek planning consent for a detached building on site, comprising four one-bedroom flats as per the following site plan:



The internal floor areas of the four flats is as follows:

	Internal floor area (sq-m)	Min required internal floor area (sq-m)
Flat 1	40	39
Flat 2	40	39
Flat 3	43	39
Flat 4	40	39

The ground floor flats have private amenity space to their rear and are a minimum of 16sq-m. In addition, there is a communal area of some 101sq-m for the upper floor flats. As such, an average of 37sq-m of amenity space is provided per flat. The size of amenity provision therefore meets the requirements of the LPA Quality Space SPD.

The design of the proposed building is traditional and will include a facing brick and render as per the following extracts:



The area is characterised by the presence of two-storey houses of a traditional design. The proposed design will readily integrate with the character of the immediate area.

Four communal car parking spaces are provided on-site thereby meeting current car parking standards.

Planning balance

The principle of development on site has been accepted by the recent approval for a single dwelling. The proposed footprint and scale and massing is very similar to that approved.

The car parking layout seeks the same number of car parking spaces as approved albeit in a slightly different layout by the reason of the fact that a garage has been removed in favour of 4 car parking spaces.

The proposals seek to make efficient use of what is a redundant car park. To use the application site to provide additional residential accommodation makes sense and reflects the aspirations of the NPPF which seeks the efficient use of land in urban areas.

To provide four additional dwellings on site will make a small but important contribution to local housing supply.

The proposed dwellings are policy compliant and does not create harm to neighbouring residential amenities.