



PLANNING
DESIGN, ACCESS & HERITAGE
STATEMENT

**Proposed Construction of Detached Dwelling and Garage and related
Development**

at

**Botley House, 25 High Street, Botley, Southampton,
SO30 2EA**

AUGUST 2023

1. THE APPLICATION SITE & SURROUNDINGS



- 1.1 The application site is located On the south side of the High Street, Botley and immediately at the entrance to The Square and the commencement of the mixed uses associated with the village centre.
- 1.2 The existing dwelling is a large historic Grade II Listed Building which has been previously extended with a pitched roof single storey wing to the rear and a relatively recent side/rear extension adjacent to the drive.
- 1.3 The site widens to the rear where there is an existing garage building. The site is significantly larger than the average plots within the locality and it is the wider rear part of the site where it is proposed to introduce the new build.

2. NATIONAL PLANNING POLICY (NPPF)

- 2.1 National planning guidance and policy is provided through the **National Planning Policy Framework**. Which was amended and updated in **July 2021**. This provides a presumption in favour of sustainable development and urges Local Planning Authorities to permit development that accords with up to date local planning policy without delay.

2.2 The principle of sustainability underpins the Framework:

"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 protect and enhance 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.

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

11. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay"

2.3 Para. 60 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"

2.4 Para. 69 states:

"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"

2.5 Para.119 states:

"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."

2.6 On the matter of development affecting heritage assets Para.194 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary'.

3. LOCAL PLANNING POLICY

3.1 Local Planning Policy is provided by the Eastleigh Borough Local Plan review (2001 - 2011). The relevant policies in this case are:

Eastleigh Borough Local Plan (2016-2036)

3.2 The application site is located within the defined built up area and is within a Conservation Area. The building is Grade II listed. Brief comments upon the relevance of each policy to the application proposal are set out in brackets to be expanded later in the statement.

3.3 S1 (sustainable development) – *The site is within the Central area of Botley with good access and facilities; it is therefore considered to be a sustainable location appropriate in this respect, for further development.*

3.4 S2 (approach to development) – *This policy confirms that there is a presumption in favour of development within defined built up areas - as in the case of the application site.*

3.5 S3 (location of new housing) – *This Policy foresees the development of up to 732 dwellings on smaller sites including within Botley.*

3.6 S8 (Historic Environment) – *the policy aims to restrict new development within the historic environment that would be likely to cause harm and to encourage development that enhances to the historic environment and ensures long-term management – this will be explored further in the following statement.*

3.7 DM1 (general development) – *This policy sets out criteria to be met by all new development and principally relate to the impact of development upon*

the existing environment. Such criteria have informed the basis of the design process in this case.

- 3.8 DM2 (environmentally sustainable development) - *This policy sets out criteria to be met by all new development and principally relate to the sustainability of the construction of the development. Such criteria have informed the basis of the design process in this case.*
- 3.9 DM3 (climate change) - *This policy sets out criteria to be met by all new development and principally relate to the impact of development upon climate change. Such criteria have informed the basis of the design process in this case.*
- 3.10 DM6 (surface water management) – *The application includes a sustainable water management scheme.*
- 3.11 DM8 (pollution) – *The development is for a single, sustainably designed dwelling and will not result in pollution, either environmentally in the wider sense or to existing or neighbouring properties.*
- 3.12 DM10 (water and waste water) – *A water and waste water scheme is provided with the application.*
- 3.13 DM11 (nature conservation) – *the applicant will work together with the Council to ensure that the development is in line with efforts to protect on and off-site habitats.*
- 3.14 DM12 (heritage assets) – *A heritage statement forms part of the application documentation. The impact upon the settings of both the Listed Building and the Conservation Area have informed both the layout and design of the development.*
- 3.15 DM13 (access) – *The access is via an existing private drive serving only one dwelling at present. It is considered adequate to serve the needs of a second dwelling without significant change.*
- 3.16 DM14 (parking) - *The proposed layout provides adequate car parking and manoeuvring for both the proposed and the existing dwellings, in accordance with SPD guidance.*
- 3.17 DM23 (residential development within urban areas) – *The application site is within the urban edge where new residential developments are considered acceptable in principle. The restriction to a large, single dwelling reflects the historic environment of the site and as such it sits below the threshold for affordable housing provision.*
- 3.18 DM29 (Dwellings with higher access standards) – *The detailed construction of the dwelling will meet the required Building Control standard.*
- 3.19 DM30 (internal space standards) – *Internal space standards are met.*

Residential Parking Standards Supplementary Planning Document (SPD)

3.20 The car parking standards are set out in the table below:

Property Size	Car Ownership		Car Parking Standard			Long Term Cycle Storage	
	2001 (Census)	2026 (TEMPRO 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

Quality Places SPD

3.21 This SPD sets out the design principles for both creating new development spaces and for introducing new development into existing built environments.

Trees and Development SPD

3.22 This SPD identifies the manner of protecting existing and new trees before, during and after the development process.

Botley Conservation Area Appraisal

3.23 This sets out character areas within the Conservation Area, the application site being within The Square. Policy Objective 5 provides a positive background to the type of development proposed in this application:

5. To promote the development and redevelopment of under-used land immediately to the north and south of The Square that will extend the architectural character of The Square and create pedestrian routes to adjoining housing areas.

3.24 Whilst the proposal will not be able to improve pedestrian access it will make use of underused land in a manner that is consistent with the existing

form of development. Adjoining the site to the east are a number of commercial buildings set back from the Square:



4. PLANNING HISTORY

- 4.1 L/07/61283 - Construction of single storey side extension & gates, following demolition of existing garage & alterations to front ground floor windows, replacement of rear outbuilding window, repairs to existing doors & insertion of 3no. Roof lights to kitchen roof & internal alterations to include repositioning of internal doors, stairs & ceilings – Permission 23/11/2007
- 4.2 C/07/61284 - Construction of single storey side extension & gates, following demolition of existing garage – Permission 23/11/2007
- 4.3 **Q/23/94706 - Pre-application enquiry for the erection of a 1no. two storey dwelling the proposal is to build an additional dwelling in the garden of Botley House, accessed over the existing driveway which will become shared – 23 March 2023**

5. PLANNING STATEMENT

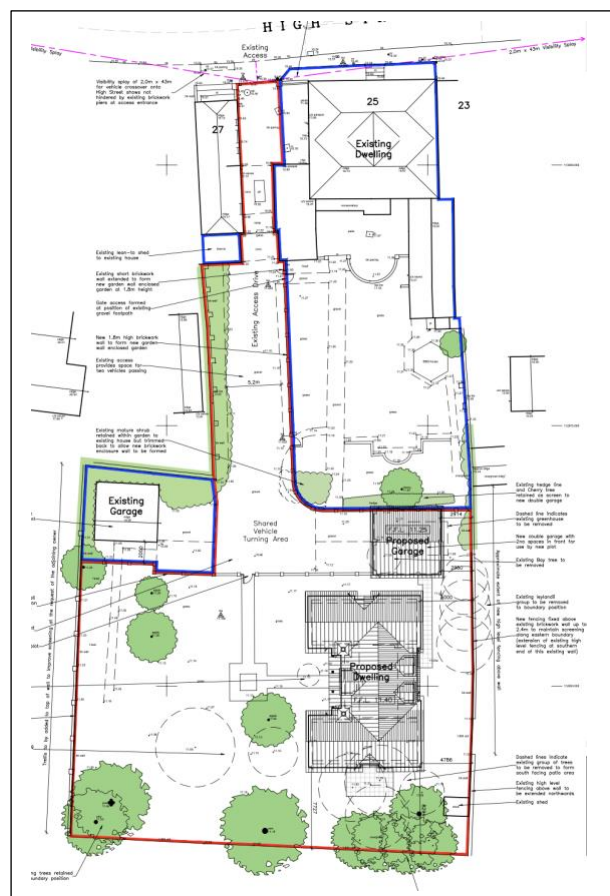
Principle

- 5.1 From the brief assessment of the relevant Local Plan policies, earlier, it is clear that the site is:
 - 1. Sustainable
 - 2. Within a settlement boundary
 - 3. The settlement boundary is for Botley which is identified as a settlement where such development may be accepted and acceptable

- 5.2 The principle of residential development must therefore be acceptable subject to meeting the necessary criteria set out in other Policies of the Local Plan. This has been confirmed by the Council in its response to the pre-application enquiry.

Site Layout

- 5.5 Policy DM1 of the Local Plan and the 'Quality Places' SPD are of particular relevance.
- 5.6 The major objective of the Policy is to ensure that the development proposed does not result in unacceptable impacts upon the environment of the area and neighbouring properties, including, in this case, a Conservation Area and a Grade II Listed Building and that it makes efficient use of the land.



- 5.7 The proposed dwelling and garage have been located in the optimal position to take account of all of these factors. The buildings are closest to the eastern boundary (but still 5m) where the adjacent buildings and uses are commercial. Whilst the existing screening of leylandii is to be removed (for aesthetic reasons) the boundary treatment is proposed to be raised to 2.3m to maintain the amenity of future occupiers of the dwelling.
- 5.8 To the west the boundary is with the garden of No.29 High Street. The proposed dwelling is set some 22-23m from this boundary. Nonetheless as a courtesy to the neighbours it is intended to add a 0.3m trellis along the

top of the existing 2m wall. Nonetheless the separation of the proposed house to the west boundary is wholly in keeping with standards for overlooking and privacy.

- 5.9 To the north the site adjoins the existing Listed Building. The side elevation of the proposed dwelling is some 38m from the main rear elevation of the Listed Building and some 27m from the rearmost part of that building.



- 5.10 On advice from the Council the proposed garage has been moved closer to the new dwelling in order to maintain more garden space for the Listed Building which is now approximately 29m deep by 16.5m wide and creates a very balanced outside area for the building.

Design

- 5.11 The proposed new dwelling is sensitively located within both the setting of a Listed Building and a Conservation Area. Its design is therefore critical to the achievement of a harmonious development that may truly be described as an enhancement to its surroundings.
- 5.12 The submitted design combines classical symmetry, created by the two side 'wings' with rural 'cottage style' elements such as full and half dormers, catslide roofs of traditional pitch and mixed eave levels to create a building befitted to the array of historic and modern development within the immediate locality and to the Listed building itself with its own mixture of styles. The central roof overhang on the front elevation will create

elements of shadow and depth to add to the use of traditional materials, with elements of tile hanging, to provide visual interest and variety.

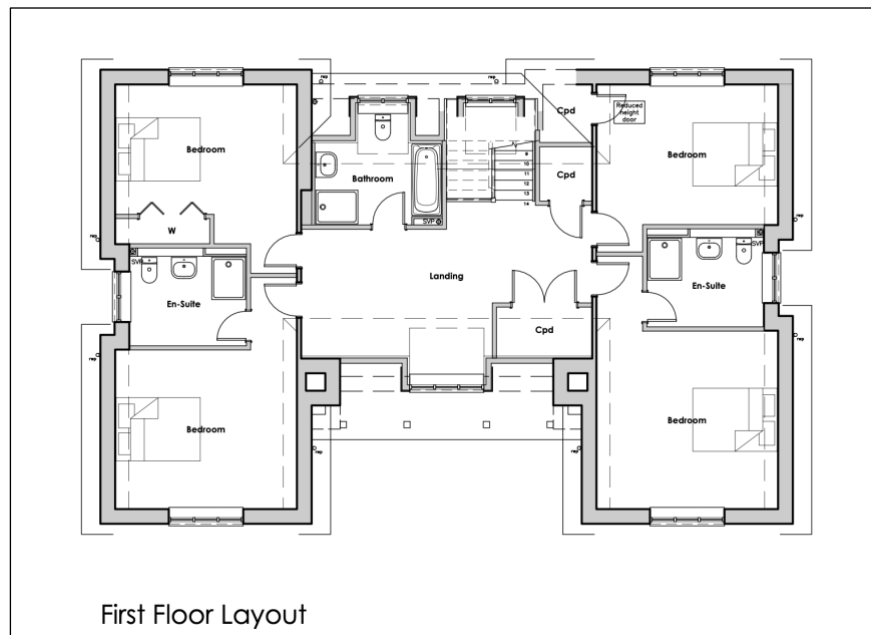


Proposed Front Elevation



Proposed North Side Elevation

- 5.13 The incorporation of depth and shadow are continued through into the side elevations where the central 'core' windows are inset behind the line of the side wall, creating visual interest in what might otherwise be a plain elevation, with the inset also being emphasised by tile hanging.
- 5.14 Overlooking is avoided by the internal layout which places a bathroom window at first floor only.



Proposed First Floor Plan

5.15. The Council's pre-application advice states:

"The dwelling itself is of a pleasant and well-balanced design and although a large property its massing is reduced through the use of a central low eaves section connecting the two gable ends. The dwelling has a high level of detailing (including an oak porch, brick headers and stone chimney caps) and it is these details that will raise the quality of the house and ensure that it relates well to both of the listed buildings and wider conservation area."

Access

5.16 The access on to the High Street is existing and is set between two brick pillars and 2m high walling which forms part of the Listed Building. Notwithstanding this the visibility along the High Street and to the Square is good.



Visibility West



East

- 5.17 The access point width is about 3.6m which is more than adequate for a private entrance serving only, what would be, 2 dwellings. On entering the drive the width extends to about 4m for approx. 8m into the site (in fact the shared width is greater with the 4m width reflecting only the width shown within the application site red line). After. Single width narrowing between the existing side extension to No 25 and No. 27, the available drive width then enlarges to 5.2m.
- 5.18 It is considered that this arrangement is perfectly adequate to avoid vehicular conflict both on and off site and is adequate without the need to adjust the existing listed wall at the frontage.
- 5.19 The Pre-application advice from the Council is silent upon the access arrangement indicating that it is likely to be satisfactory. The main concern raised was the potential impact of the use of the driveway upon the use of the existing side extension to No.25. **It is confirmed that this extension is used for utility purposes only with the existing side window in the main building serving a cloakroom.**

Parking

- 5.20 The existing dwelling will retain the existing garage building with a new double garage being provided to the new dwelling. There is ample space to provide 3 car spaces for both the existing and proposed dwellings.
- 5.21 The Council pre-application advice points out:

“Another issue is that the turning head at the end of the driveway appears tight, and it is important to ensure that sufficient space is provided on site for vehicles to turn and access Botley Road in a forward gear. I would therefore

recommend that the layout of the parking and turning area is revisited, and vehicular tracking details provided with the planning application to demonstrate that cars manoeuvre within the site"

- 5.22 The submitted plans do not show vehicle tracking as the area is more than sufficient for the purpose, being some 9.5m aisle width which is significantly greater than in all public car parks.

Impact on Neighbouring Properties

- 5.23 This issue has been substantially explored earlier within the site 'Layout' section of this statement. The Council have pointed out in their pre-application response:

"To the north of the site sits the existing house in a row of mostly residential properties and to the immediate west is the garden of 29 High Street. However, while the proposed two storey dwelling will be visible from the surrounding properties, it is sited a reasonable distance away and therefore is unlikely to create an unacceptable level of overlooking, loss of outlook or light from nearby dwellings."

Noise Assessment

- 5.24 Pre-application advice was that a noise assessment be undertaken of the potential impact of the adjoining small scale commercial site upon the future occupants of the proposed dwelling. The noise assessment forms part of the planning application documentation.

HERITAGE IMPLICATIONS

- 5.25 As has been noted, the site lies within the setting of a Grade II Listed Building which itself is located within a Conservation Area.

- 5.26 There are no direct implications for the fabric of the listed building requiring Listed Building Consent so that all considerations are in respect of the impact of the proposal upon the historic setting. The Historic England Listing for the property is as follows:

"C18, 2 storeys, with attic and basement. Five windows. Red tile roof, hipped at ends and at 2 dormers. Symmetrical facade has a parapet and is formed into a pediment above the middle part of the front, enclosing an oval opening (blank) with 4 keystones. Coping stones to high parapet (having panels above end windows) becomes a brick dentil cornice in the pediment. Red brick walling in Flemish bond, rubbed flat arches, cambered heads to panels within high plinth. Side elevations have walls of blue headers. First floor central window is round-headed, with projecting keystone and impost blocks in brick. Sashes in exposed frames (ground floor later). Bold pedimented doorcase of

simple form with cornice on brackets and panels for pilasters; 5 steps have side rails."



5.27 The proposed dwelling is set behind the existing high street frontage and immediately behind the listed building itself. As has been explored earlier, the proposed building is set well away from the main listed building at approx. 38m from two storey element to two storey element. Its design is such that the proposed eaves are not of full two storey height, providing it with a further subservience in character to the existing house.

5.28 The impact of the new dwelling will be relatively insignificant with its design and detailing helping to provide it with a positive presence. Again, the Council's view has been positive in this regard:

"The proposal is for a large two storey house, which due to its position in the rear garden will not be prominently viewed from Botley High Street but will nevertheless form part of Botley Conservation Area. The conservation area has examples of properties located behind main buildings and the site is considered to be a developable plot.

The size of the dwelling and its plot is considered to fit in with the mixture of different sized properties within Botley Conservation Area."

5.29 It is argued, here, that the proposed development will not be harmful to the setting of either the Listed Building or the Conservation Area, but if the Council considers it to be so then any harm will be less than substantial and fully balanced by the provision of a new dwelling within a sustainable location.

Trees

- 5.30 The proposals include the removal of a number of domestic scale trees within the site both to accommodate the proposed dwelling and to open up the available private garden space. The more important trees along the southern boundary will be maintained. In support of these proposals an arboricultural assessment has been carried out and is provided with the application documentation.

Affordable Housing

- 5.31 The development for 1 dwelling is below the threshold for affordable housing provision.

Ecology

- 5.32 The site comprises a domestic garden which has been well maintained. As suggested by the Council, however, a Phase 1 survey has been carried out, the results of which are included with the application documentation.
- 5.33 The site lies within the area subject to the Solent Recreation Mitigation Strategy where all new residential development is considered to have a significant impact upon the importance of the nearby Solent and Southampton Water Special Protection Area. It is understood that the harm may be mitigated through financial contributions per dwelling towards cumulative mitigation aims and that if the Council is minded to approve the proposals it, as the Appropriate Authority, will undertake an appropriate assessment as to the level of harm and whether in this instance such financial mitigation would be appropriate. It is understood that this is generally so with the provision of new residential development which is otherwise considered to be an essential national aim.
- 5.34 It is also the case that the site lies within an area where Natural England has stipulated that all new residential development must achieve Nitrogen Neutrality and that The Council has adopted a 'Nitrates' mitigation strategy involving the purchasing of Nitrogen 'credits', with which the applicants are happy to comply should the development be recommended for permission. A Nitrogen Budget will be supplied accordingly.

Community Infrastructure Levy (CIL) - Contributions

- 5.35 The Council has not yet introduced CIL. Guidance upon when tariff style Planning Obligations should reasonably be sought are set out in the Government Planning Practice Guidance.

Flooding



5.36 The site is not within an area subject to flood risk.

Contamination

5.37 The applicant has no knowledge of any contamination affecting the site.

6. CONCLUSION

- 6.1 The application is for a new detached dwelling and garage.
- 6.2 The site is in a sustainable location and within a defined settlement area.
- 6.3 The site forms part of the garden of a Grade II Listed Building and is within the Botley Conservation Area.
- 6.4 The Proposed dwelling is located and designed to not only have the least visual impact upon the setting of the Heritage Assets but also, where visible and within the immediate context, the resultant building will be in keeping and an enhancement to the special environment.
- 6.5 Access is existing and adequate to serve an additional dwelling and car parking for both dwellings meets the Council's required standards.
- 6.6 There are no strong reasons to object to the development proposal and indeed the Council has given its tacit support for the development in pre-application advice.

- 6.7 For all of the above reasons, the Council is respectfully requested to grant planning permission in this case.