

LAND REAR OF 98 STATION ROAD, NETLEY

Proposed conversion of the existing building to a bungalow with associated parking and access.

PLANNING STATEMENT

February 2023

Statement prepared by Matthew Holmes, BA (Hons), MA MRTPI

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Goodwill Homes Ltd and is submitted in support of a full planning application for the conversion of an existing building situated to the rear of no.98 Station Road, Netley to a detached bungalow with associated parking, access and landscaping. Access to the proposed bungalow will be gained via the recently constructed development at no.100 Station Road, Netley.
- 1.2 This Planning Statement aims to explain the design principles and concepts that have been applied to the proposed development. The Statement demonstrates how the proposals have been designed to comply with the relevant national and local planning policies and to reflect the local patterns of development and neighbouring buildings in terms of layout and siting, height and scale, bulk and scale, materials and landscaping. The proposed development will make efficient use of the land by providing an additional home in a sustainable location within the built-up area.

1.3 The application comprises:

- Completed application form.
- Plans and drawings
- This Planning Statement
- Arboricultural assessment and method statement
- Daylighting report
- Vehicle tracking diagram
- Completed Community Infrastructure Levy Form O

2. Site context

- 2.1 The site is situated on the south-eastern side of Station Road, Netley and within the administrative area of Eastleigh Borough Council. The site is approximately 0.07ha in area.
- 2.2 No.98 presently contains a detached house situated towards the front of the plot. The house has previously been extended by the construction of a two-storey side extension. The frontage of the plot is laid to gravel to provide for parking space whilst the rear garden is landscaped.



View of the front of the site (photograph from www.google.co.uk)

- 2.3 The street scene of Station Road predominantly comprises detached and semi-detached houses of twentieth century construction and finished in red brick, tile hanging and concrete tiled roofs. The street scene has developed over time and as such there are variations in the appearance of individual buildings. That variety is further added to as a result of the various alterations and extensions made to individual buildings by householders.
- 2.4 The site of no.100 Station Road has recently been redeveloped through the construction of nine homes in place of what was previously a social club.
- 2.5 The site is located to the rear of no.98 Station Road. It lies within the built-up area of Netley but it is not designated for any specific use within the Development Plan. The site is not within an

area of flood risk and nor does it fall within a conservation area or close to any listed buildings. Therefore, the site is unconstrained in planning policy terms.

3. Relevant Planning History

- 3.1 As noted above, planning permission has recently been granted for the redevelopment of the adjacent site of no.100 Station Road to provide nine homes together with associated parking, access and landscaping. That development has recently been completed.
- 3.2 A previous application to construct a house on the application site was withdrawn. Subsequent to that an application to convert the existing building to a bungalow was also withdrawn (LPA ref. F/21/89633).
- 3.2 The building the subject of this application was constructed utilising permitted development rights as an outbuilding for no.98 Station Road. The frontage property has since been sold.

4. The proposed development

- 4.1 The application seeks full planning permission to convert the existing building to a bungalow. The bungalow together with its associated curtilage will incorporate the rear half of the original plot of no.98 whilst the front half has been retained by the original property. The application also includes for the associated access, parking and landscaping. Access to the new house will be via the recently constructed development at no.100 Station Road.



Proposed Site Plan

- 4.2 The site plan above demonstrates that the new building will have a plot of a similar size to those neighbouring. In addition, a suitable sized plot has been retained for no.98. The proposals

therefore respect the rhythm and spacing of buildings on the immediate street scene, and thus the character of the area will be preserved.

- 4.3 The development will make a more efficient use of the site. The building is sited away from its boundaries by at least two metres and is of single storey height only. Therefore, the amenities of the neighbouring homes will be preserved. The proposed plot is of an appropriate size to provide a setting for the development and garden space for residents.
- 4.4 The building shares design characteristics with the approved development adjacent and also with the existing buildings on Station Road. Therefore, the building will sit comfortably in the plot and preserve the character and appearance of the area.



Front elevation views of the proposed house

- 4.5 The proposed bungalow will provide appropriately sized living accommodation for this size of property. The bungalow will also be provided with two car parking spaces which is compliant with the Council's adopted car parking standards.
- 4.6 As noted above, a previous application to convert the building to a bungalow was withdrawn (LPA ref. F/21/89633). The application was withdrawn in order to enable the Applicant to provide additional information to respond to comments made on the proposals. Specifically, this revised application is accompanied by a daylighting report and vehicle tracking diagrams.

5. Relevant planning policies

National Planning Policy Framework (NPPF) (July 2021) and Planning Practice Guidance

- 5.1 The National Planning Policy Framework (NPPF) confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is defined as encompassing economic, social and environmental factors. The economic involves building a strong, responsive and competitive economy. The social role entails supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment. The environmental role requires protecting and enhancing our natural, built and

historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change.

- 5.2 The NPPF confirms that there is a presumption in favour of sustainable development, for decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.3 Paragraph 60 of the NPPF confirms the Government's objective of 'significantly boosting the supply of housing'. That is to be achieved by ensuring that a sufficient amount and variety of land comes forward where it is needed and that land with permission is developed without unnecessary delay.
- 5.4 Paragraph 119 of the NPPF states that 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.
- 5.5 Paragraph 124 of the NPPF confirms that planning decisions should support development that makes an efficient use of land, taking into account identified housing needs, local market conditions and the desirability of maintaining an area's prevailing character and setting.
- 5.6 Paragraph 126 of the NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and helps make development acceptable to communities.

Local Planning Policy

- 5.7 In this instance, the Local Development Plan comprises the newly adopted Eastleigh Borough Local Plan 2016-2036 (adopted April 2022), the Residential Parking Standards SPD and the Quality Places (2011) SPD.
- 5.8 Policy S1 'Delivering sustainable development' sets out the Council's commitment when considering development proposals to take a positive approach that reflects the presumption in favour of sustainable development in the NPPF. Applicants are encouraged to take pre-application advice.
- 5.9 Policy S2 'Approach to new development' aims to deliver a minimum of 14,580 new dwellings over the plan period 2016-2036. *"The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan".*

- 5.10 Policy DM1 'General criteria for new development' states that all new development should not have an unacceptable impact on, and where possible should enhance residential amenities, the character and appearance of urban areas and biodiversity. New development should *"make efficient use of the site, maximise opportunities to increase density....take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood"*, not involve the loss of or damage to trees/woodlands, priority habitats or other landscape features of value to the character of the area unless they can be replaced with features of equivalent or enhanced value. The supporting text indicates the Council supports good design that allows new development to fit in with their surroundings and meets the needs of the users.
- 5.11 Policy DM11 'Nature conservation' sets out the Council's commitment to protect, conserve and enhance all international, national and local nature conservation designations.
- 5.12 Policy DM23 'Residential development in urban areas' states *"Within the urban edge as defined on the policies map, residential development through new build, conversion, sub-division or extension will normally be permitted subject to the general development criteria and transport policies of this Local Plan."*
- 5.13 The Quality Places SPD provides guidance relating to design of development buildings and spaces. With regards to scale (grain and massing) the guidance states *"For a new development to integrate well with its context it needs to take account of the grain that surrounds it, without necessarily trying to replicate it. It should integrate with existing movement networks and create attractive and continuous streetscapes, knitting in visually and functionally with existing development."* All development should be designed to respect the residential amenity of future and existing occupants.

6. Design

Use

- 6.1 The use of the proposed development is residential which is consistent with the historic use of the site and the prevailing land use on Station Road.
- 6.2 As one of the settlements with a defined settlement boundary Netley is an appropriate location for new residential development as a matter of principle.

Amount

- 6.3 As can be seen from the site plan, the proposed bungalow will have a footprint of a similar size to other nearby homes on Station Road.
- 6.4 The creation of a single home on the plot results in an overall development density of approximately 27 dwellings per hectare. Such a density is relatively low but appropriate having regard to the site context and the wider character of Station Road. In any event however, the

proposals still achieve a more efficient use of the site than its existing configuration and contribute towards the supply of housing. The density of development proposed for the new plot is also consistent with the houses approved at the rear of the 100 Station Road.

- 6.5 As set out above, national planning policy as set out in the National Planning Policy Framework is clear in its aim of significantly boosting the supply of housing. The proposal to provide an additional home is consistent with that aim.

Layout

- 6.6 The bungalow will have its primary living spaces facing to the front and rear allowing the building to make maximum use of natural daylight and heating. The parking and garden areas will provide the plot with a defensible space, in common with the prevailing local character.
- 6.7 As can be seen on the submitted site plan the footprint of the building is already broadly aligned to that of the surrounding homes, thus presenting a degree of uniformity. The wall-to-wall separation between the new building and its neighbours is appropriate to ensure that residential amenities are mutually preserved. A gap in excess of 17m will be maintained between the front of the converted building and rear elevations of nos.96 and 98 Station Road, which is considered to be sufficient to ensure that no adverse overlooking will occur.
- 6.8 The application is accompanied by a daylighting report. That report confirms that the bungalow will receive ample daylight and that therefore its amenities will not be compromised by shading from the trees at the rear of the site.

Scale

- 6.9 The building is of single storey height with a shallow pitched roof. This is entirely appropriate within the context of the application site and its surroundings. This scale of development also has the benefit that the privacy of the surrounding neighbouring properties will be preserved.

Appearance

- 6.10 Although there is wide variety of architectural styles and materials evident within Netley, the street scene of Station Road is more consistent in terms of the prevailing use of a consistent materials palette. The proposed building is already in keeping with the architectural style of existing homes within Station Road and finished in similar materials, thereby respecting that consistency.

Landscaping

- 6.11 There are no significant landscape features on the site now that could be affected by the proposals other than the trees at the far rear of the plot. Those trees are to be retained and will

be appropriately protected during the construction phase to ensure that they are not damaged. This is set out in the Arboricultural statement that accompanies the application.

- 6.12 The new bungalow will be provided with private amenity space sufficient to meet the recreational needs of residents and provide a setting for the buildings.

7 Access

- 7.1 In terms of access, the application property is well located in being situated close to facilities and services and public transport routes. Therefore, the site is highly sustainable location in which to provide a new home.
- 7.2 The bungalow will utilise the shared driveway under construction for the neighbouring development and ample parking space will be provided within the property. Space also exists within the plot for sheds to be built to provide for cycle storage. Therefore, residents will have the choice of a range of transport modes.
- 7.3 It is concluded that the development proposal will not generate a level of additional traffic that could adversely affect road safety or the ability of existing transport infrastructure to accommodate any resulting additional vehicle movements.

8. Planning Obligations

- 8.1 The proposal to create a new bungalow generates a need to contribute towards Solent Recreation Mitigation in accordance with the Council's adopted policies. The Applicant is aware of that requirement and an assumption of liability form accompanies the planning application.

9. Conclusion

- 9.1 In accordance with the NPPF consideration needs to be given as to whether the proposals constitute sustainable development. In this case the proposals are sustainable for the following reasons:
- The proposals will bring this vacant site back into use
 - The proposals will provide a new bungalow which is of an appropriate design and responds well to the character of the area, whilst being accessible to local services;
 - The proposals preserve the character and appearance of the area.
- 9.2 It is therefore considered that the planning justifications and design rationale identified in this Planning Statement demonstrate that the proposed development is acceptable.