



Planning, Design and Access Statement

63 Underwood Road, Bishopstoke, Eastleigh, SO50 6FX

06 October 2023

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1 INTRODUCTION

INTRODUCTION

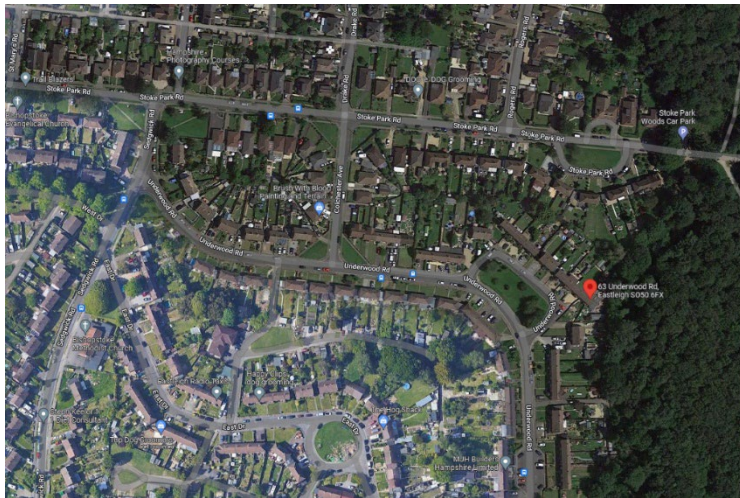
- 1.1 This statement has been prepared by Wessex Planning Ltd on behalf of Dr G Chaffey and Miss N Primmer in support of a planning application for a first floor extension to No 63 Underwood Road, Bishopstoke and the construction of an end-of-terrace dwelling at 63 Underwood Road, Bishopstoke.
- 1.2 This application is submitted after a refusal on 11th October 2022 for a detached dwelling to the side of No 63 and, following subsequent extensive discussions with the Local Planning Authority, a further refusal on 6th July 2023 for first floor extension and proposed 4-bedroom, two storey end-of-terrace dwelling with associated parking provision.
- 1.3 The reasons for refusal of the recent application (reference F/22/94422) were;
- “The proposed development would have a detrimental impact on integrity of adjacent Stoke Park Woods SINc and ancient woodland due to the proximity from the woodland boundary resulting in the increase in physical disturbance, the blocking of a linear feature used by protected species, light pollution and shading all contributing to a significant loss of important biodiversity which is contrary to policy DM11 of the Local Plan.”, and*
- “The level of garden provision for the proposed new dwelling would be out of keeping with the existing pattern of development and, due to the awkward shape and resultant overshadowing by adjacent trees, would have a harmful impact on the amenity of future occupiers contrary to policy DM1 of the Local Plan and the guidance set out in Quality Places SPD.”*
- 1.4 Whilst the refusal of application F/22/94422 is now the subject of a current appeal to the Planning Inspectorate, this new application seeks to address the above reasons for refusal with a revised design and layout, to address the concerns of the LPA.

- 1.5 The submission includes the following:
- Application form and Ownership Certificate
 - Location Plan
 - Block Plan
 - Existing and Proposed Floor Plans
 - Existing and Proposed Elevations
 - Street Elevation
 - Arboricultural Report

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 No 63 currently forms an end-of-terrace dwelling within a large triangular-shaped plot. It benefits from a recently constructed ground floor side and rear extension.
- 2.2 The dwelling lies within a 1950's/1960's estate of mostly terraced and semi-detached dwellings, of uniform appearance and distance back from the road, except where they are interrupted with staggered terraces and small cul-de-sacs which enclose small areas of planted public open space.



- 2.3 63 Underwood Road is located in a corner plot within one of these off-shoot cul-de-sacs.



- 2.4 Several of the corner plots in the area are large and many owners of these corner plots have taken advantage of the space available to construct extensions to their dwellings or new terraced dwellings. Some examples are shown below, including 4 dwellings on the corner of Colchester Avenue and Underwood Road, one dwelling at 86 Stoke Park Road and a large 2 storey extension at the junction of Underwood Road with Sedgewick Road.





2.5 The relevant planning history for this site is;

- *F/08/64127 | One and two storey rear extension | **PERMIT** | 07 Jan 2009*
- *H/17/81900 | Single storey side and rear extension. | **PERMIT** | 11 Jan 2018*
- *F/22/93394 | Proposed 3 Bedroom Detached Dwelling with associated parking provision | **REFUSED** | 11 Oct 2022*
- *F/22/94422 | First floor extension and proposed 4-bedroom, two storey end-of-terrace dwelling with associated parking provision | **REFUSED** | 06 Jul 2023*

3 DESIGN EVOLUTION

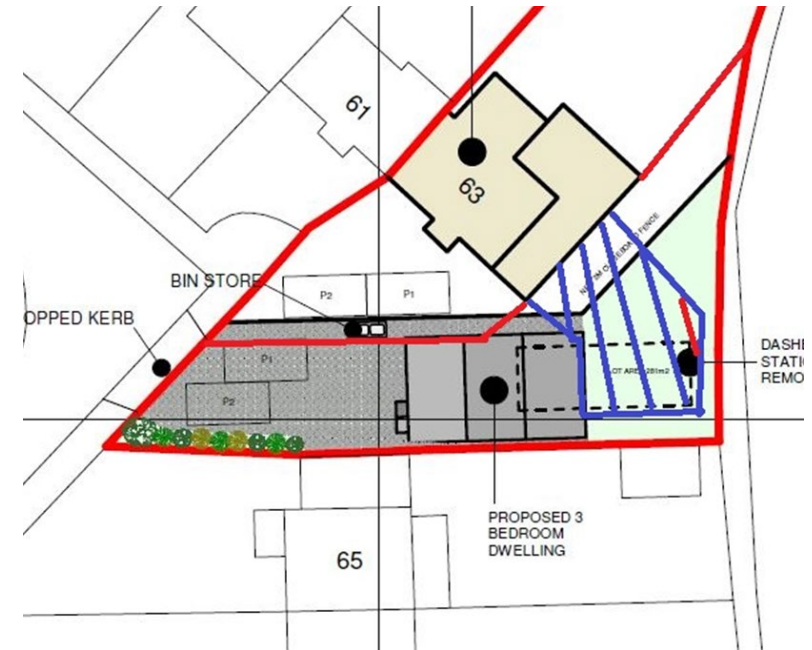
DESIGN EVOLUTION

- 3.1 The design evolution of the proposal is complicated.
- 3.2 Following a positive pre-application enquiry for the construction of a detached dwelling on this corner plot with the written pre-application advice concluding:

"To conclude, the basic principle of residential development on this site would be acceptable. The dwelling proposed could be compatible with surrounding development further to some design alterations, in accordance with the relevant planning policy and supplementary guidance requirements."

...the subsequent application was refused planning permission.

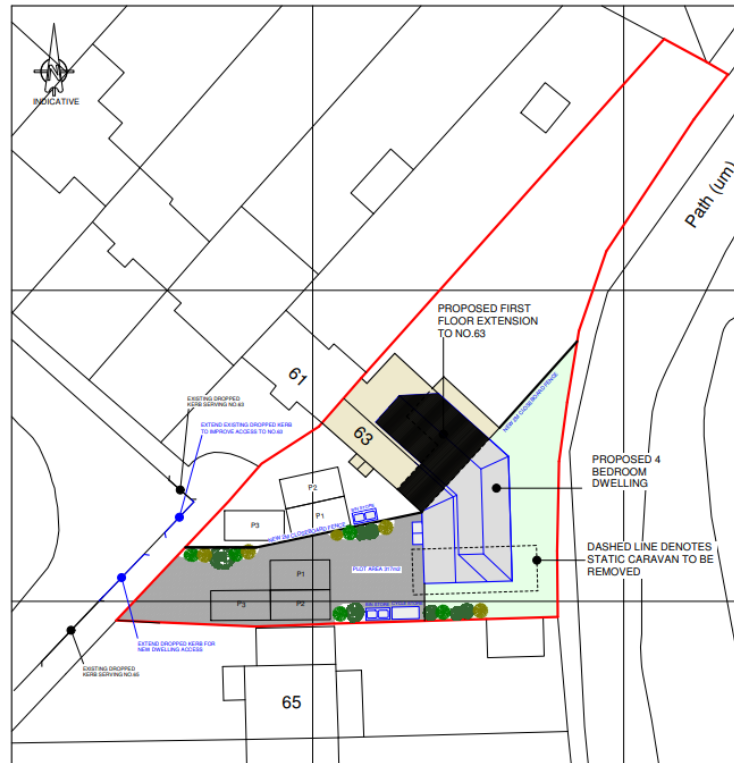
- 3.3 Extensive discussions took place with the Local Planning Authority to express the unfairness of the process due to the applicant's legitimate expectation that a detached dwelling was acceptable. Nonetheless, the LPA continued to resist discussions with regard to an amended form of detached dwelling unless of a single storey studio size. Not being acceptable to the applicant, further extensive discussions were entered into, and a site meeting was held. At this meeting it was agreed that, subject to the details, an end of terrace dwelling would better sit within this corner plot.
- 3.4 The reasons that it was considered that an adjoined dwelling would be more appropriate were that such a dwelling would have less impact on No 65 Underwood Road, as there would be more space to the southern boundary, and that the continuation of form and mass would sit more appropriately within the street scene.
- 3.5 Acknowledging the previous failure in process, the LPA agreed to continue discussions and were willing to consider sketch plans prior to formal resubmission of the application.
- 3.6 The following sketch plan was submitted for informal discussion:



- 3.7 The feedback given to this sketch proposal is reproduced below:

(This proposal) "is the preferred design solution for the site in planning terms however it does appear a little large and is encroaching close to the east and southern boundaries of the site. Please could you clarify whether or not it would be added onto the existing single storey element or whether this would be demolished/built over? A more detailed assessment would of course be necessary to ensure the proposed parking and amenity provision combined with the resultant impact on overlooking, outlook, neighbouring amenity, trees and ecology would meet the necessary standards as set out in our adopted supplementary planning documents and local plan policies."

3.8 The applicant reconvened with their architect and planning agent to consider the above comments to refine the proposals to take account of this advice. This refinement has resulted in a reduced proposal to extend No 63 over their existing single storey extension and create an adjoining dwelling, as shown below.

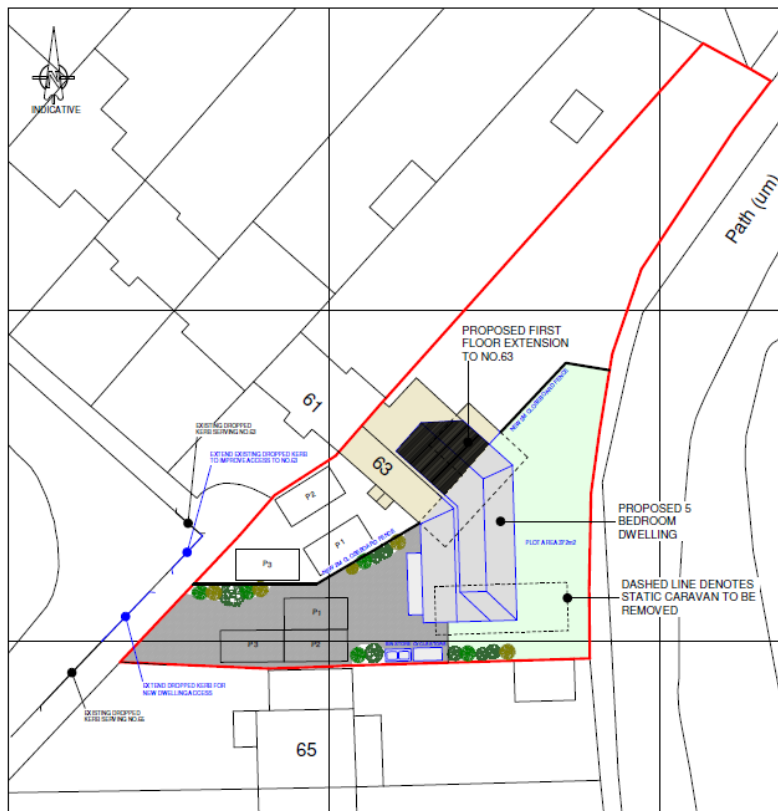


3.9 The subsequent planning application was again refused by the LPA at Committee, despite the positive pre-application advice and the positive discussions with the case officer during the application process, plus the officer recommendation for approval.

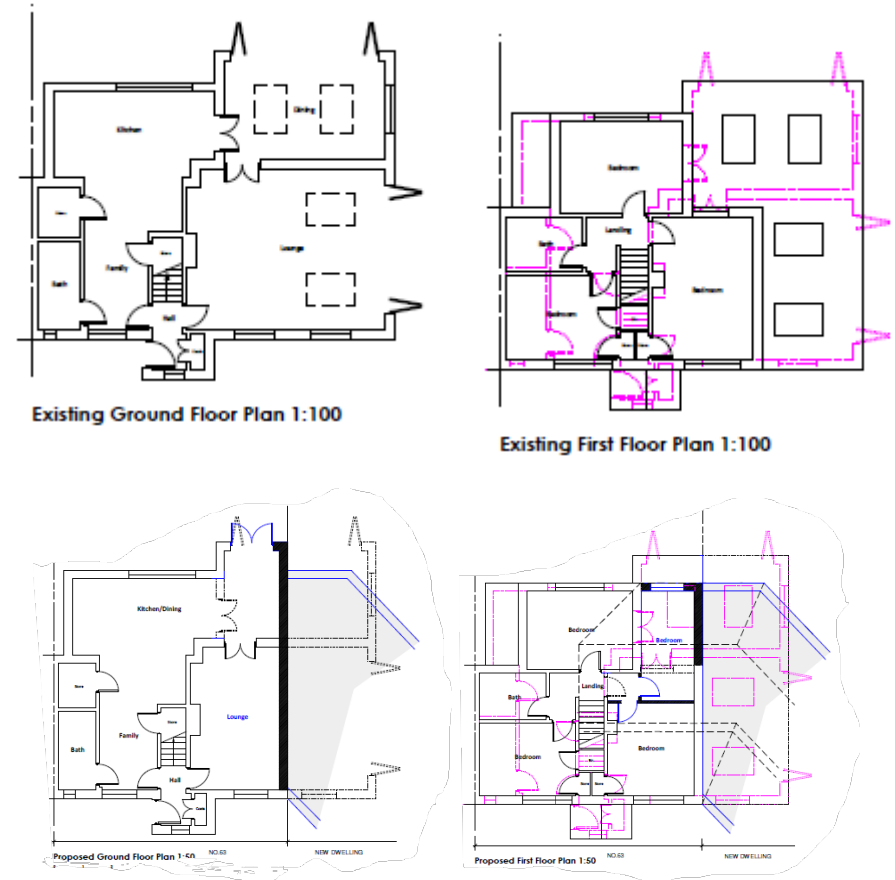
3.10 Following this decision to refuse planning permission contrary to officer advice, further discussions with the LPA suggest that a revised proposal may be supported and as a result, the refined proposals, the subject of this application, are described in Section 4.

4 PROPOSAL

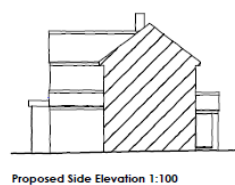
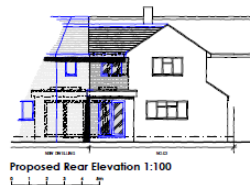
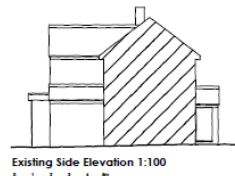
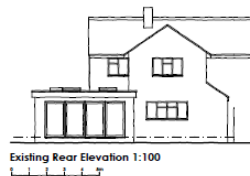
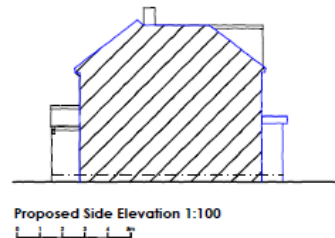
- 4.1 In order to achieve a second dwelling on the plot, the existing single storey side extension to No 63 would now be demolished, reducing the size of No 63. The new dwelling would adjoin the original front corner of No 63, extending in a southerly direction, and the plot subdivided to provide an additional 5 bedroom dwelling. This solution allows a larger garden space for additional soft landscaping in the form of hedging and the planting of small trees introduced on the new dividing boundary and the southern boundary with No 65.



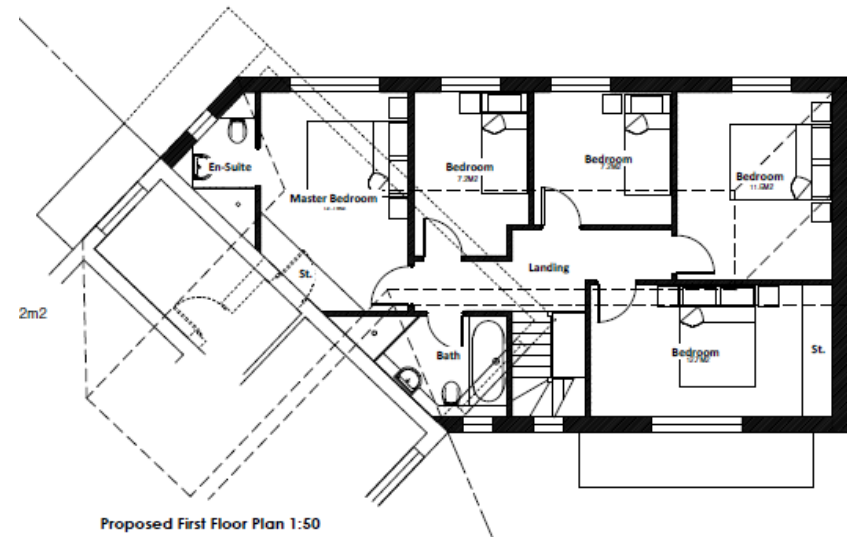
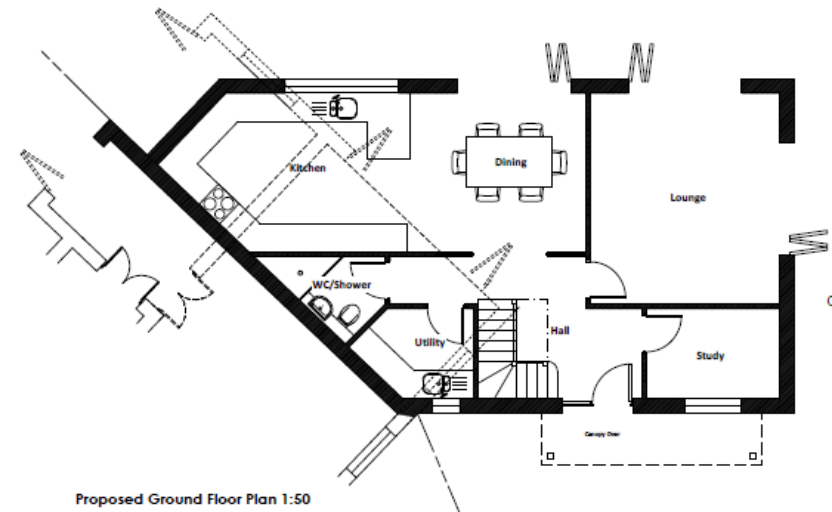
- 4.2 With the demolition of the existing single storey side extension to No 63, a new 1st storey infill extension would be constructed to create a 4th bedroom for No 63, as detailed in the floor plans below.



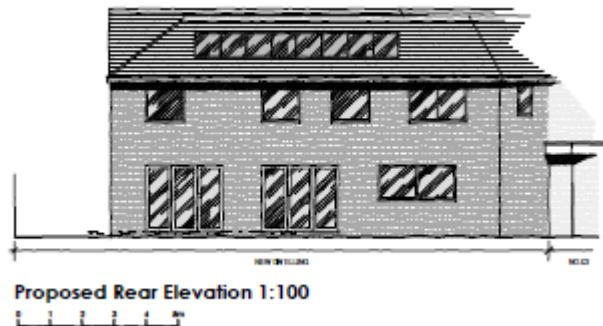
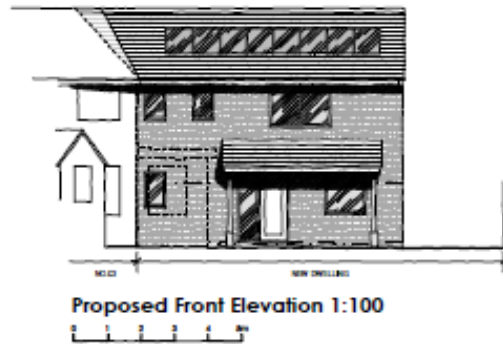
- 4.3 In terms of scale, No 63 will be reduced in size but the overall height of the existing dwelling will remain unchanged.



- 4.4 Turning to the new dwelling, the two storey end of terrace dwelling will comprise of a kitchen/diner, lounge, Study, Utility and Shower/WC on the ground floor with master bedroom with ensuite, 4 further bedrooms and a family bathroom on the first floor.



- 4.5 In terms of scale, the new dwelling will maintain the same height and roof line as No 63. The proposed elevations are shown below, together with a street scene.



- 4.6 In relation to parking, 3 parking spaces are provided at the front of No 63 and a further 3 parking spaces at the front of the new dwelling.
- 4.7 Access to both No 63 and the new dwelling will be provided via Underwood Road via the existing access, with the existing dropped curb extended to both improve the access to No 63 and to provide access to the new dwelling.

5 POLICY CONTEXT

- 5.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022), together with the National Planning Framework and its associated guidance.



- 5.2 As the site sits within a defined urban area, the principle of development is acceptable. With regard to the detail, the main development plan policy that relates to the proposal is Policy DM1 which states:

1. *"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;*
 - ii. *biodiversity (avoiding significant adverse impacts); and*
 - iii. *the significance of heritage assets;*

- b. *make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;*
- c. *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;*
- d. *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, (recognising that some species and habitats may be irreplaceable);*
- e. *include a landscape scheme covering the design and layout of external space;*
- f. *protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;*
- g. *provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;*
- h. *incorporate provision for people with disabilities and create accessible communities that cater for all;*
- i. *incorporate design measures to inhibit criminal and anti-social behaviour;*
- j. *incorporate provision for on-site waste management; and*
- k. *include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy."*

6 OTHER MATERIAL CONSIDERATIONS

OTHER MATERIAL CONSIDERATIONS

- 6.1 The National Planning Policy Framework is also important as it provides up to date guidance in terms of government priorities for planning. As the adopted Local Plan was adopted so recently, it complies with the NPPF, and there is no requirement to list national requirements in this section.
- 6.2 The Eastleigh Borough Council Quality Places document provides more detailed guidance as to how to design places that are pleasing to the eye and that work in terms of their physical characteristics. The document considers key design principles, site accessibility, context, layout and massing, external space, residential amenity, access, parking and services, architectural detail and internal space. The document is relevant to this proposal.

7 PLANNING ASSESSMENT

- 7.1 The previous proposals for a detached dwelling were refused on the grounds that the dwelling was in too close proximity with Stoke Park Woods SINC, and that the garden was an awkward shape, not in keeping with the pattern of development, and would be overshadowed. These two issues are considered below.

PROXIMITY TO STOKE PARK WOODS SINC

- 7.2 The new dwelling has been moved further away from the boundary with Stoke Park Woods and is now no closer to the woods than the existing extension that will be demolished. The proposal also retains the removal of a large poultry shed and a large mobile home and associated hardstandings from the area immediately adjacent to the boundary. This provides a betterment in relation to the adjacent ancient woodland.
- 7.3 The use of the area is currently garden, and this will not change as a result of the proposal.
- 7.4 The formal boundary of the Ancient Woodland SINC abuts all the rear boundaries of the nearby dwellings in Underwood Road, but the land slopes very steeply downhill away from the rear boundaries to an informal pathway used by Members of the Public for informal recreation within the woodland. There is a good degree of separation between the garden and the wooded area of the SINC.
- 7.5 Additionally, there are no trees in the woodland that overhang the site. The nearest Ash tree was removed by Forestry England during the course of the previous application. There are also no root protection areas that cross over into the applicant's land.
- 7.6 Furthermore, in terms of precedent, there is good visual evidence that neighbouring dwellings have large outbuildings constructed on the fence lines in neighbouring gardens.

- 7.7 The officer for the previous application recommended four important conditions: the first a requirement to install a landscape buffer along the rear fence line – the second – to remove any opportunity to install a gate that would allow pedestrian access into the woodland - the third – to remove permitted development rights to extend or construct outbuildings and finally, a condition recommended by Natural England for a construction environmental management plan.
- 7.8 The applicant remains willing to agree to these conditions.
- 7.9 In relation to ancient woodland, Policy DM11 of the Local Plan states that *“development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons, and a suitable compensation strategy exists.”*
- 7.10 In relation to buffers Policy DM11 states *“Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies”*
- 7.11 The Local Plan contains no measurement for an ancient woodland buffer.
- 7.12 The relevant elements of the previous refusal reasons are considered below.

Physical disturbance

- 7.13 The existing site is a residential garden. It will remain a residential garden. There is no extension of this garden into the ancient woodland buffer. This is not a greenfield development.
- 7.14 The ancient woodland is clearly separated from the existing dwelling and its garden by a 1.8m high rear fence.

- 7.15 There is currently a large shed on the boundary and also a mobile home, both of which would have been removed as a result of the proposal.
- 7.16 Proposed conditions for a landscape buffer, the removal of any opportunity to insert a gate in the rear fence line, the removal of permitted development rights to extend or construct outbuildings and a construction environment management plan would all provide a planning benefit to the ancient woodland buffer, rather than a disbenefit, in terms of any physical disturbance.
- 7.17 It is contended therefore that there would be no significant likely effect upon the ancient woodland in relation to physical disturbance as a result of this proposal.

Blocking of a linear feature used by protected species

- 7.18 This part of the previous refusal is not clear, as there is no linear feature used by protected species on the site.

Light pollution

- 7.19 Part of the refusal reason contains a reference to light pollution and a resultant detrimental impact upon the biodiversity within the ancient woodland.
- 7.20 However, acknowledgement is sought that the site is currently a garden, not a pristine, edge of woodland, greenfield site where the impacts of development would be likely to be more significant.
- 7.21 As such, this woodland is already affected by light pollution and has been affected by such for almost a century. Any adaptations that the woodland would have needed to make would likely already have been made. One additional dwelling within an existing garden would not have any likely further significant cumulative effect.
- 7.22 Additionally, the existing dwelling has four very large rooflights to its rear kitchen extension and side lounge extension. These rooflights

will be removed, with the demolition of the extension and the infill construction.

- 7.23 Whilst it is acknowledged that the new dwelling will have both ground and first floor rear windows, the ground floor windows will be shielded from the woodland by the existing intervening 1.8m high fence, and the four first floor bedroom windows on the rear would not have any additional impact over and above the rooflights due for removal as part of the proposals.
- 7.24 Furthermore, natural human behaviour is likely to result in the closing of bedroom curtains or blinds at night, whereas there are no blinds or curtains to the large existing kitchen and lounge rooflights, which focus light directly upwards.
- 7.25 Therefore, the light pollution impact would likely be improved rather than worsened by these proposals. In the worst-case scenario, the impact would be no different to existing impact.
- 7.26 It is also notable that there was no objection in 2018 from the Local Planning Authority to the large lounge and kitchen rooflights on the grounds of light pollution when it granted planning permission for the existing rear and side extensions.
- 7.27 In conclusion, it is contended that there would be no significant likely effect upon the ancient woodland from light pollution.

Shading

- 7.28 The woodland to the rear is located directly to the east on a very steep bank which slopes downhill away from the properties in Underwood Road. As such, the woodland, at ground level, is currently in constant partial shade. This is evident on site.
- 7.29 With the previous refusal, the ecology officer suggested that the proposed dwelling would increase this shade and have a detrimental

impact upon the growth of indicator species (such as bluebells), and the felled hazel coppice regrowth.

- 7.30 However, it is well-known, even among non-experts, that ancient woodland indicator species such as bluebells are dependent upon partial shade, and that Hazel is also a shade tolerant tree often found within ancient woodland.
- 7.31 In terms of the larger ancient woodland trees themselves, it is evident on site (and in the photograph contained within the arboricultural statement), that the woodland trees significantly exceed the height of the existing dwellings in Underwood Road, and their crowns will therefore not be affected by any shade created by the proposal for a new dwelling.
- 7.32 Furthermore, the removal of the Ash tree and the hazel stool (carried out by Forestry England separately from the planning application) is likely to significantly increase light into the woodland.
- 7.33 As such it is contended that there would be no likely significant effect upon the ancient woodland as a result of shading, and Natural England, upon consultation, raised no objection on these grounds.
- 7.34 It is therefore considered that the proposal, rather than being contrary to Policy DM11, is completely in accordance with its requirements.
- 7.35 The proposal would not result in a loss or a deterioration of the ancient woodland. In fact, with the planning conditions recommended by the planning officer, the proposal would be likely to result in a long term enhancement and protection for the ancient woodland.

GARDEN SHAPE NOT IN KEEPING, AND OVERLOOKING

- 7.36 The second reason that the previous application was refused related to the size and shape of the garden area proposed.

- 7.37 The first element of the refusal reason states that “the level of garden provision would be out of keeping with the existing pattern of development”. It is considered that this reason relates to the size of the garden area in relation to the size of neighbouring dwelling’s gardens.
- 7.38 In response, it can be seen from a cursory ‘google aerial view’ that the gardens in the area come in many sizes. Whilst many are extensive, there are others that are small. In an urban area, this element of variation is normal.
- 7.39 The ‘Google Earth’ view below, indicates the site in a red cross and smaller, more constrained gardens in the area, often on corner plots, in a yellow cross.



- 7.40 As such, the evidence demonstrates that the garden size for the proposed dwelling is considered comparable with those smaller and

more constrained garden areas that are commonly found on corner plots within the area.

- 7.41 Nonetheless, the garden area has now been increased in size with the pulling forwards of the new dwelling.
- 7.42 Therefore, the garden size is contended to be in keeping with the existing pattern of development.
- 7.43 Eastleigh Borough Council has a Quality Places Supplementary Planning Document that provides guidance recognising that there are variations in garden sizes in urban areas. It requires a percentage of plot coverage rather than a strict garden dimension. The percentage of non-developed area required is 60% of the total plot. It can be seen from the plans that the garden area significantly exceeds this figure.
- 7.44 The second element of the refusal reason states that “due to the awkward shape and resultant overshadowing by adjacent trees, would have a harmful impact on the amenity of future occupiers” contrary to policy DM1 of the Local Plan and the guidance set out in Quality Places SPD.
- 7.45 Policy DM1 of the Local Plan requires, amongst other things, for development to “make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;” as well as taking “full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood”.
- 7.46 Taking each point in turn, the shape of the garden is not considered unusual in a residential urban area, especially on a constrained corner plot. What the rear garden area lacks in depth, it makes up for in width. The rear garden also wraps around the side of the property.
- 7.47 The front garden is notably larger, and also provides opportunities for amenity. Although currently appearing less private than the rear and

side garden, depending upon the conditioned landscaping scheme this frontage area could quite easily be included in the more private areas of garden available to the future occupiers.

- 7.48 Pre-application advice received prior to the submission of the previous application considered the balance between making efficient use of the site, maximising the opportunities to increase density, providing an appropriate design for the new dwelling, and the provision of garden space. This was considered appropriate by the planning officer in terms of both Local Plan policy, supplementary planning guidance, the character of the area and future amenity levels for the occupants. The increase in size of garden area would further confirm this professional view.
- 7.49 In terms of being overshadowed by trees, it is evident on-site that the rear, side and front garden is not overshadowed by trees, with the nearest trees located at some distance from the rear garden. With a wraparound garden facing east, south and west, sunlight is available to the occupants at any time of the day.
- 7.50 With the increased size of garden effected by pulling the dwelling forwards, it remains the case that neither the shape of the garden nor its proximity to ancient woodland would harm the amenity of the future occupiers.
- 7.51 Rather than being contrary to Policy DM1 of the Local Plan and the Quality Places SPD, it is contended that the proposal is in full accordance.

OTHER MATTERS

Impact upon Residential Amenity

- 7.52 The amended proposal is not considered to detrimentally impact the neighbour at No 65 Underwood Road and the previous application was not refused on these grounds.
- 7.53 Attaching the new dwelling to the existing row of terraced dwellings allows additional space for the new plot. The distance to the boundary would be 3m, which is more than sufficient separation to maintain residential amenity for No 65.
- 7.54 The new dwelling would sit to the north of No 65's garden and therefore have no impact on sunlight reaching the garden of No 65. At 3m from the boundary, any overbearing impact would be minimised.
- 7.55 The positioning of the new dwelling away from the shared boundary also ensures that there would be no overlooking from either the front or rear elevation windows of the new dwelling into the garden of No 65.
- 7.56 The extension to No 63 would increase the living accommodation available by one bedroom and therefore an additional parking space is required, and provided. In relation to the occupiers of the new dwelling, three parking spaces would also be provided.

Making Efficient Use of Land

- 7.57 The proposal, by its very nature, makes efficient use of land through increasing the density of development on an existing plot.

Contextual Design

- 7.58 In terms of design of the proposal, a full contextual analysis has been carried out, including a consideration of other nearby corner plots

where development of either extensions or new dwellings has taken place.

- 7.59 The extension to the existing dwelling which allows the addition of a further terraced dwelling allows the building form to 'turn the corner' in a more pleasing manner, better reflecting the pattern of development in the area.
- 7.60 Neither the extension to the existing dwelling nor the additional dwelling assert themselves within the street scene. Instead, the form of development nestles quietly into the corner plot without drawing attention to itself.

PROVISION FOR PEOPLE WITH DISABILITIES

- 7.61 The proposals would be constructed to wheelchair adaptable standards.

ANTI CRIME MEASURES

- 7.62 The new dwelling would provide increased overlooking of the street, and reduce the opportunity for crime by filling a gap between dwellings which is currently accessible from the street.

WASTE MANAGEMENT

- 7.63 Areas for refuse storage would be made available to the front of the new dwelling and are shown on the site layout plan.

OTHER MATTERS

- 7.64 The applicant is aware of the requirements with regard to habitat regulations issues i.e. recreational pressure and water quality and is willing to make the required financial contributions to offset the impacts upon protected areas.

8 CONCLUSION

CONCLUSION

- 8.1 The proposals take account of the extensive discussions with the Local Planning Authority and the Local Area Committee's concerns with the previous proposal.
- 8.2 The proposal has been amended in order to move the dwelling away from the boundary with the SINC woodland and provide a larger rear amenity space. There would be no harm caused by a new dwelling to this SINC woodland. The area is currently a garden and will remain so.
- 8.3 Further justification is provided for the shape of the garden pointing out the varied shapes of gardens in the area, particularly on corner plots. This is a precedent in terms of the pattern of development that cannot be ignored.
- 8.4 The proposal continues to cause no harm to residential amenity and there is space for additional soft landscaping, subject to a condition for a landscaping plan.
- 8.5 As such it is considered that the proposals are in full compliance with Policy DM1.
- 8.6 The LPA can be fully confident that the proposals would make the most efficient use of the land available whilst using the most appropriate design without any material detrimental impact upon the amenities of surrounding occupiers.
- 8.7 As such it is requested that the proposal is granted planning permission without delay.