

Planning, Design & Access Statement

'Littledean', Botley Road, Horton Heath, Eastleigh SO50 7DN.

Proposed erection of detached three-bedroomed bungalow, following removal of mobile home annex.



Prepared by
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on behalf of Mr G. Doe.

1. Introduction

This statement supports the full planning application for the proposed erection of a detached three-bedroomed bungalow to the rear of 'Littledean', following the removal of the present mobile home annex.

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 new dwellings and design and should be read in conjunction with the other supporting documents.



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

2. Context



The approach to the site from the south, on Botley Road.

This rectangular site of **0.126 hectare** lies on the east side of Botley Road in Horton Heath, within Eastleigh Borough Council's administrative area.

Regardless of whether one approaches the site from the north or south along Botley Road, public views of the existing mobile home are blocked by the properties that face west towards the road. Views into the site from the west on Botley Road are also blocked by the existing dwelling and high solid gates; a tall tree near the northern boundary forms a sylvan backdrop.

The site is contained on its north, east and south boundaries by vertical-board fences 1.8 metres in height; a vertical-board fence **2.5 metres** in height defines the eastern part of the south boundary.

Vehicular and pedestrian access is afforded via an ungated driveway in the western boundary of the site. Clear views to the north and south along Botley Road ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians. A long dropped kerb and surfaced forecourt afford access and parking for **several** vehicles at the front of the property and several more beside.

Residents of this locality enjoy safe and convenient access to a 'Texaco' service station (1 minute walk away, to the south) for the purchase of provisions and newspapers;



The site viewed from the west, on Botley Road.

'The Lapstone' public house (4 minutes walk, to the north); 'Busy Bees Pre-School' (7 minutes walk, to the southwest); 'The Brigadier Gerard' public house (8 minutes walk, to the south); 'Fair Oak Infants School' (10 minutes walk, to the north); 'Wyvern School' (10 minutes walk, to the north); and 'Wyvern School' (12 minutes walk, to the north). Residents may travel a little further into the town centre of Eastleigh (to the west) or the district/retail centre of Hedge End (to the south), where a wide range of services and facilities is offered. Botley Road itself forms part of the route followed by five 'First' and 'Bluestar' bus services (nos.2, 3, 408, 502 and X9/X9A) that are available to take passengers west to Eastleigh town centre, south to Southampton City Centre, southeast to Waltham Chase or northeast to Meonstoke. While it is evident that residents of this locality do not need to use a private car to enjoy good access to services (ie. this is an accessible, sustainable location), the provision of secure on-site facilities for bicycle storage would help promote the use of that alternative to the private car as a sustainable transport mode, as is recognised at paragraph 104 of the 'National Planning Policy Framework' 2023 ('NPPF') re. 'Promoting sustainable transport'.

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 NPPF has 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 60 of the NPPF ('Delivering a sufficient supply of homes') recorded that *'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'*. Paragraph 69 ('Identifying land for homes') records the Government's recognition that *'Small...sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly.'* Paragraph 124 ('Achieving appropriate densities') states that: *'Planning...decisions should support development that makes efficient use of land, taking into account...d) the desirability of maintaining an area's prevailing character and setting (including residential gardens)...'*. Paragraph 130 ('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 Horton Heath comprises the 'Eastleigh Borough Local Plan (2016-2036)' (2022) and Supplementary Planning Documents. The Policies Map of the development plan shows this site within the 'Urban Edge' with no special designations; it does *not* fall within a Flood Zone.

Strategic Policy S1 ('Delivering sustainable development') states that *'1. To be sustainable, new development in the Borough should...e. minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;...g. seek opportunities to optimise density of new development...'*. Strategic Policy S2 ('Approach to new development') records that *'1. The Council will promote the delivery, over the plan period 2016-2036, of a minimum of: a. 14,580 new dwellings; i. The pattern of delivery is expected to involve...1,475 allowance for windfall development...'*. Strategic Policy S3 ('Location of new housing') indicates that *'1. The Borough Council will focus as much new housing development as possible within the existing urban areas....The Council proposes...c. Provision for approximately 732 dwellings on...urban sites within and adjoining the*

settlements of...Horton Heath. Policy DM1 ('General criteria for new development') calls for new development to satisfy eleven tests. Policy DM13 ('General development criteria – transport') states that *'1. All new development must have safe and convenient access to the highway network and make provision for access to and by other transport modes including public transport and cycle and pedestrian routes as appropriate.'* Policy DM23 ('Residential development in urban areas') generates a presumption in favour of new residential development within the urban edge that would achieve *'c. a minimum density of 40 dwellings per hectare (net)...unless...local character justify a lower density.'*

Eastleigh Borough Council's 'Residential Parking Standards Supplementary Planning Document' (2009) calls for a three-bedroomed dwelling to be served by **2** allocated parking spaces. Table 1 ('Minimum gross internal floor areas and storage (m²)') of the DCLG's 'Technical housing standards – nationally described space standard' (2015) requires a three-bedroomed bungalow to have a gross internal area ('GIA') of at least **74m²**.

This locality is characterised by family dwellings in a wide variety of formats, styles, densities, plot sizes and rear garden lengths (see aerial photograph on cover page) that notably includes detached dwellings in former rear gardens (eg 'Pinelea' and 'Ellamae', to the west, beyond Botley Road) and detached dwellings to the rear of frontage dwellings [eg. nos.3 and 4 'The Stables' (to the west beyond Botley Road), 'Chalfont House' and 'Benhaven' (which stand **50 and 76 metres** to the north of this site, respectively).

To the north of the site, the five dwellings of 'Old Orchard', 'Hunters Moon', 'Timbertops', 'Stoneham House' and 'Hurstdale' stand on 0.49 hectare of land and represent a density of **10.2 dwellings per hectare**. The four dwellings to the south ('Collaroy', 'Strathallen', 'Fair View' and 'Sunnymede') stand on 0.44 hectares of land ie a density of **9dph**. It is evident that a density range of **9-10.2dph** (ie <40dph) is represented in this locality.

'Chalfont House', 'Benhaven' and its neighbour 'Hark Forrard' (to the north of the site) are detached dwellings with uncharacteristically short rear gardens, of 12.5 metres, 12.7 metres and 18.6 metres, respectively – ie a range of **12.5-18.6 metres**. The gardens of properties to the rear (east) of the site (ie nos.11-19 Epsom Close) are shorter still.

The application site contains a detached three-bedroomed bungalow (finished in red brick, beneath a hipped roof of brown interlocking tiles) on its Botley Road frontage, that stands near the south boundary, with a mobile home annex (LDC/23/95090; approved in July 2023) to its rear. A substantial rear garden (ie 58.7 metres in length) lies beyond. A pair of trees (ie 'T1-B1' and 'T2-B2' - the subject of TPO 146-E-TPO) stand near the northeast corner of the site. The dwelling that stands on the site represents a residential density of *just* **7.9 dwellings per hectare (dph)**, so this is evidently under-used previously-developed land.



The subject site, viewed from the rear (east) of the existing dwelling.

It is submitted that the erection of a detached bungalow on this under-used urban land in a sustainable location would accord with the character of its surroundings and not compromise any key sustainable development principles of national or local planning policy.

3. Consultation

In accordance with the advice proffered at paragraph 39 ('Pre-application engagement and front loading') of the NPPF, the views of Summer Sharpe (Senior Planning Officer) of Eastleigh Borough Council were invited on preliminary proposal for the provision of a large three-bedroomed bungalow (ie GIA, **101 m²**) with a high pitched-roof (ie **5.98 metres** in height, from the DPC), to the rear (east) of the existing dwelling.

By email of 26th June 2023 (Q/23/95289), Miss Sharpe recorded that: *'The application site lies within the urban edge; therefore, the basic principle of additional residential development is considered acceptable.'*; and *'From a desktop study it is noted that some properties along Botley Road (especially to the eastern side) do benefit from long, spacious rear gardens. It is noted that some of these properties contain outbuildings in their respective rear gardens. These outbuildings appear to vary in size...'* By email of 7th July, Miss Sharpe recorded that: *'...it is principle of the subdivision of the land and creation of back-land development which the LPA has advised is unlikely to be supportable.'* (sic). Is it evident that the Planning Officer failed to appreciate the material circumstances of other neighbouring and nearby dwellings, prior to finalising her response to our client's pre-application enquiry.

Immediate neighbours at 'Old Orchard' (to the north), 'Collaroy' and 'Strathallen' (both to the south), have also recently (ie 5th-15th November) been consulted. No comments were received.

4. Amount, Layout, Scale & Appearance

In light of the character of the area and the favourable presumption set down in the development plan, it is proposed that the mobile home be removed and a modest detached three-bedroomed bungalow (with a low-pitched roof, **3.75 metres** in height, from the DPC), erected on the east sector of this site, to derive optimum advantage from the site's accessibility.

Provision is afforded for a rear garden of **24.4 metres** in length to serve the proposed dwelling, and a garden of **19.5 metres** in length for the existing dwelling of 'Littledean' – ie the length intended rear gardens would be significantly greater than those of 'Chalfont House', 'Benhaven', 'Hark Forrard' (that lie to the north) and nos.11-19 Epsom Close (that lie to the east).

In compliance with the DCLG's minimum space standard, the proposed bungalow would have a GIA of **76.55m²** (ie >74m²). The resultant development would represent a residential density of **15.8 dph**, to reflect the character of the area (ie <40dph).

Respect for the privacy of existing and future residents has been accorded priority in the formulation of this proposal, from concept stage; the proposed bungalow would be sited **25.7 metres** away from the rear elevation of the existing dwelling and it is intended that a vertical timber fence **two metres** in height be erected along the south side of the access drive and west side of the parking/manoeuvring area. While the site is screened from Botley Road, it is proposed that native hedges and trees be planted along the north, south and west boundaries of the site and the rear (east) boundary of the existing dwelling, to soften the appearance of the development yet further.

In this configuration and finished in red/brown brick with a hipped roof of plain brown tiles, the proposed bungalow would make more efficient use of this sustainable site in a manner that accords with the character of its surroundings and would not result in a detrimental impact on the amenities of neighbours.

5. Access

The site would continue to be served by the existing access, parking (**3no.** spaces) and refuse arrangements.

In compliance with Eastleigh Borough Council's 'Parking' SPD, the proposed dwelling would be served by **two** parking spaces on a laid frontage area. Refuse and recycle bins would be stored near the rear elevation of the proposed dwelling and taken to the collection point on the Botley Road frontage on the requisite day.

As the site enjoys unhindered access to Botley Road, no difficulties are anticipated with emergency services reaching the house or garden but domestic sprinkler systems could be fitted, if required, to minimise the risk of fire.

The view is taken that pedestrian and vehicular traffic associated with the proposal would not be materially harmful to neighbouring residential properties [particularly 'Old Orchard' (to the north) and 'Collaroy'/'Strathallen' (south) or cause danger or inconvenience to users of the public highway.

6. Noise

While there would be negligible increase in the likely daytime noise levels from the proposed development and there *may* be occasional vehicle movements at night, such movements are unlikely to cause disturbance in neighbours bedrooms with windows open or closed. The view is held that there would be no significant loss of amenity caused by noise.

7. Trees

As demonstrated by the proposed site plan (drawing 100C), the proposed dwelling would be sited outside the root protection area ('RPA') of tree T2-B1. No trees would therefore be harmed as a result of this proposal.

8. Ecology

No protected species would be harmed as a result of this proposal.

9. Site Waste Management

Top-soil 'scraped-off' following the setting-out of the site is to be retained on the site, for re-use in soft landscaping. Timber will be salvaged and inert waste material would be disposed of to a licensed Hampshire County Council site. Any other waste will be segregated into skips and removed by licensed collectors.

10. 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 and trees are to have protective fencing around.

11. Crime & Anti-social behaviour

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

12. Contributions

The applicant recognises that Eastleigh Borough Council may seek a financial contribution towards the 'Solent Recreation Mitigation Project' (SRMP) whenever new residential development is proposed.

13. Nutrient Neutrality

In their 'Nutrient Assessment & Budget' report of 16th August 2023 (copy enclosed), Aqua Callidus records an annual nitrogen load of **3.16 kg TN/year** and an annual phosphorus load of **0.07 kg TP/year**. The requisite number of mitigation credits would be purchased from the Borough Council in due course.

14. 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; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians, cyclists and vehicular traffic; provides satisfactory cycle and car parking; 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 urban land without harm to the character or appearance of the locality 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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