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Planning Statement

incorporating Heritage Statement

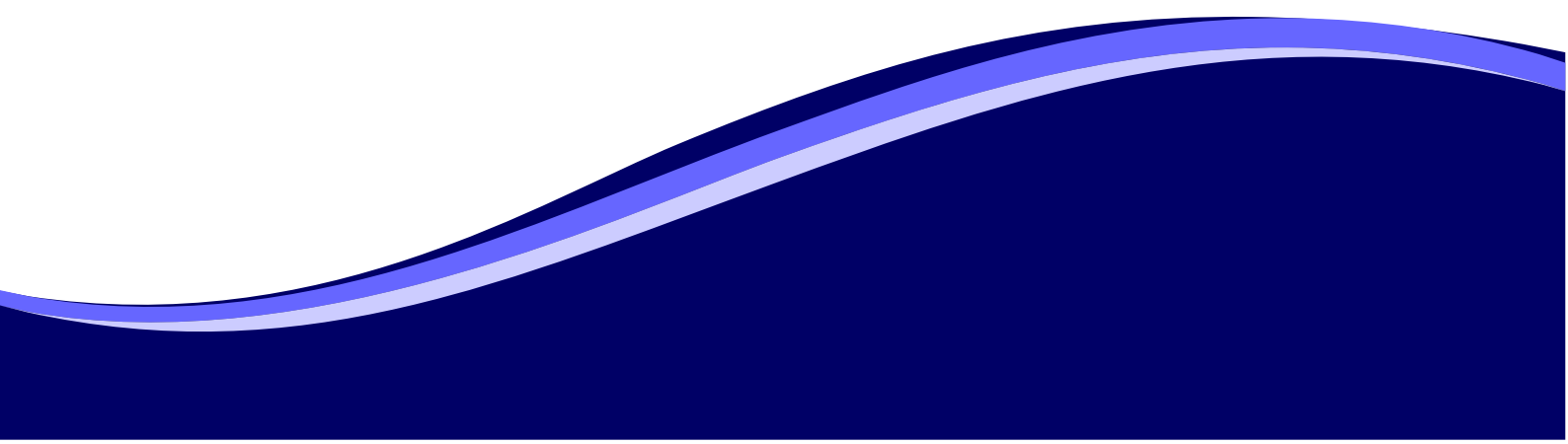
10 Church Road

Bishopstoke

Eastleigh

SO50 6BH

New dropped kerb, new access and
driveway, close existing driveway access
with new retaining wall and landscaping



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1 Introduction

- 1.1 This Statement on behalf of the applicant, John Hartill and Dawn Couch, accompanies a planning application for *"New dropped kerb, new access and driveway, close existing driveway access with new retaining wall and landscaping"* at 10 Church Road, Bishopstoke, Eastleigh SO50 6BH.

2 Site and Surroundings

- 2.1 The application site is located on the eastern side of Church Road a short distance south of the junction with Spring Lane. It is a regular residential plot fronting Church Road occupied by a two-storey early 20th century house. At the rear of the property is a large outbuilding incorporating garages.
- 2.2 The property is served by access from Church Road on the northern side of the road frontage. This comprises a vehicle access driveway which rises steeply from the road and which is surfaced with brick pavers in a herringbone pattern. There is a separate pedestrian access with a stepped pedestrian path immediately alongside the driveway leading to the front door of the house. Together the dual access points measure 4.5m wide alongside the pavement with the vehicle access accounting for about 3.7m of that width.
- 2.3 From the street the driveway runs alongside the northern elevation of the house to a large hardstanding area to the rear between the house and the garages.
- 2.4 The remaining front boundary comprises a retaining wall. The lower part of the wall is finished concrete with a low stone wall above. Above this is a laurel hedge.
- 2.5 Immediately to the south of the property is a narrow access lane known as St Martins Close and serving two residential properties set behind the Church Road frontage. Beyond this is the large curtilage of the Old Rectory. This is a Grade II listed building which comprises two attached residential properties, the Old Rectory and the Old Rectory Cottage. Between the application site and the listed building itself is a small group of redbrick outbuildings.
- 2.6 To the north of the application site is a row of three closely spaced detached houses, 16, 18 and 18a Church Road. No. 18 appears to be an early 20th century house with two later

infill houses either side. Beyond these is a Grade II listed thatched cottage which addresses Spring Lane.

- 2.7 The curtilage of no. 10 is within the Bishopstoke Conservation Area which also covers the adjacent properties either side and the street itself. There is a Supplementary Planning Document "Bishopstoke Conservation Area Appraisal and Management proposals" adopted by the Council in April 2011. By reference to Map 3, no. 10 is not deemed to be a building which makes a positive contribution to the CA.

3 Planning Policy

The Development Plan

3.1 The development plan for this site comprises the Eastleigh Borough Local Plan (Adopted April 2022).

3.2 Policy **DM1** is a general policy for all new development 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;*

...

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;

..."

3.3 Policy **DM12** is a policy relating to "heritage assets" which states:

Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities.

4 Planning History

Application reference H/26/100931

4.1 The current proposal follows this previous related application. Planning permission was sought for “*Extension to existing dropped kerb to provide wider vehicular access to dwelling*”. The proposal was for a whole new vehicle access point from Church Road and a 5m wide driveway running to the south of the dwelling. It was proposed to retain the existing driveway forming an in-out arrangement for vehicles.

4.2 The proposal was refused by the Council for the following reason:

The proposed development, due to the loss of the vegetation and alterations, would create an unnecessary gap in the street frontage which would be detrimental to the character and appearance of the Conservation Area and the setting of the nearby Listed Building. As such the proposal is contrary to Policies DM1 and DM12 of the adopted Eastleigh Borough Council Local Plan 2016-2036.

4.3 Relevant details of the refused application are attached at Appendix A.

4.4 The new application seeks to overcome the concerns raised by the previous proposal.

18 Church Road

4.5 This property lies just north of the application site one plot away. It also is within the Conservation Area. Planning permission was recently granted (application reference H/25/98875) for “*Extension of 2.2m dropped kerb to 5m, and creation of driveway (retrospective)*”

- 4.6 The frontage of the property previously comprised a low concrete retaining wall with a narrow vehicle access along the southern boundary. Permission was granted to significantly reduce the retaining wall and widen the driveway by more than double.
- 4.7 Details of this permission are attached at Appendix B.



Above: before and after images showing the changes undertaken and approved at 18 Church Road

5 Planning Justification

The proposal

5.1 The proposal has been modified in order to avoid the concerns of the previous proposal specifically:

- The proposed new driveway has been reduced in width from 5m to 3m; and
- The existing vehicle access will be closed up and landscaped to match the rest of the front boundary with front retaining wall and hedge above.

5.2 The reason for the proposal is to improve vehicle access to the property. The existing driveway is very steep and also very narrow as it passes the house. The existing access point itself is wide enough at 3.7m but the driveway is very steep with its width, when adjacent to the front of the house, rapidly decreasing with a pinch point of 2.3 m then continuing at not much more width until reaching the back of the house. This is not suitable for modern vehicles. Ms Couch in particular is concerned about the risk of contact with the house or driveway wall when manoeuvring her vehicle up and down the driveway. Mr Hartill has two historic vehicles that he wishes to take to classic car shows, these vehicles are mainly required to be transported by trailer. Again, the existing driveway is too narrow to enable safe access for such a trailer. Mr Hartill is also keen to purchase either a camper van or caravan. Again, access to the rear of the house for either vehicle would be extremely difficult with the existing driveway.

5.3 The new access position will enable a more gradual slope and a consistent width of driveway. It will also allow a good-sized buffer between the driveway and the house – whereas at present the driveway is immediately alongside the house and conservatory.

Principle

- 5.4 There is no in principle issue with a householder change as proposed.

Impact on the character and appearance of the area

- 5.5 The proposal has been altered by reducing the width of the new access and by removing the existing access. The existing access will be closed by providing a front boundary to match the rest of the front boundary. Together this will ensure that there is no loss of frontage boundary to Church Road. The proposal will retain a hedge across the site and along the southern boundary of the site – thus forming a landscaped feature between the new access and driveway and St Martins Close and the outbuildings beyond.
- 5.6 Taken together it is considered that the proposals would not harm the character and appearance of the conservation area and would not have a detrimental impact on the setting of the listed building.

Residential amenity

- 5.7 The planning officer on the previous application had no concerns in this regard. There is no reason to take a different view with regards this proposal.

Highways

- 5.8 The Highway Authority raised no objection to the previously proposed new access. Again, there would seem no reason to take a different view.

Conclusion

- 5.9 This statement has demonstrated that the proposal has overcome the previous concerns about impact on the character and appearance of the locality by reducing the width of the proposed driveway and by closing the existing driveway and continuing the existing front boundary across it including retaining wall and laurel hedge.