

Planning, Landscape, Design & Access Statement

***'The Stables', Grange Road, Bursledon,
Eastleigh, SO31 8GD.***

***Retention of replacement roof to the stable
building and removal of the rear (northwest) dormer
(Resubmission of application F/23/9549).***



Prepared by
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on behalf of Mr M. Back

1. Introduction

This statement supports the full planning application for retention of the replacement roof to the stable building and removal of the rear (northwest) dormer at 'The Stables', Grange Road, Bursledon, as a resubmission of refused application F/23/9549.

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 agricultural/equestrian buildings and design and should be read in conjunction with the other supporting documents.



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

2. Context



The application subject viewed from the northeast, on Grange Road.

This irregular-shaped site of 1.02 hectares lies at the junction of Grange Road with Portsmouth Road in Bursledon, within Eastleigh Borough Council's administrative area.

Views of the site from the southwest on Portsmouth Road are blocked by the substantial boundary vegetation that forms a dense sylvan backdrop to views from the north/northeast. Impressions of the application subject from the east on Grange Road and in the approach to the site from the southwest and northeast along Grange Road are also hindered by tall frontage vegetation.

Vehicular and pedestrian access to the site is afforded via a gated driveway on its southeast boundary. A surfaced forecourt affords access and parking for several vehicles inside the gateway.

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 'National Planning Policy Framework' 2023 ('NPPF') 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.



The application subject viewed from the southeast, on Grange Road.

Paragraph 130 of the NPPF regarding 'Achieving well-designed places', provides for the grant of planning permission for developments 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 Bursledon comprises the 'Eastleigh Borough Local Plan (2016-2036)' (2022). The Policies Map of the development plan shows this site within 'Countryside' and the Bursledon 'Settlement Gap'; it does *not* fall within a Flood Zone.

Policy DM1 of the Local Plan regarding 'General criteria for new development' calls for new development to satisfy eleven criteria. Strategic Policy S5 ('New development in the countryside') records that: '[2]. *In permitting new development in the countryside, the Borough Council will seek to: [a]. avoid adverse impacts on the rural...character...and on the biodiversity of the area*'. Strategic Policy S6 ('Protection of settlement gaps') caters for the grant of planning permission for development within a Settlement Gap provided that: '[a]. *it would not undermine the physical extent and/or visual separation of settlements; and [b]. it would not have an urbanising effect detrimental to...The character of the countryside...or The separate identity of the adjoining settlements.*'. Those requirements are satisfied in this case.

This locality is characterised by agricultural buildings and holdings, detached family dwellings and substantial commercial premises in a variety of formats, styles and plot sizes (see aerial photograph on cover page) that notably includes a substantial building with a barn-hipped roof ('Corringham House') that stands just 65 metres to the east of this application site.

The application site is a substantial agricultural/equestrian holding that lies at the junction of Grange Road with Portsmouth Road. A sizable stable building (ie the application subject, finished in brown timber cladding with a barn-hipped roof of plain brown tiles) stands to the northeast of the site entrance, with a large storage building beyond; a pair of substantial paddocks lie to the northwest.



The barn-hipped roof of 'Corringham House'.



The subject building, viewed from the southwest.

The erection of the ground floor of the stable building was permitted by Eastleigh Borough Council in April 2006 (F/20/88060). The roof addition (ie the application subject), with a large flat-roofed dormer in its rear (northwest) elevation, was constructed in **June 2020** as a storage area; the roof has a gross internal area ('GIA') of **58.59m²** (ie measured between the skillings).

Appeal APP/W1715/W/20/3262351 was dismissed by Inspector Leonard in February 2021 to regularise the present roof arrangement, as it was found to ‘...have a detrimental impact on the character and appearance of the area.’ Planning application F/23/9549 was refused by the Borough Council in November 2023, to retain the roof to the stable building, together with the provision of a reduced rear (northwest) dormer (a GIA of **54.48m²** - measured between skillings). The Borough Council’s decision notice recorded this single reason for withholding consent:

‘1 The proposed development, by virtue of its height, massing and domesticated design, would result in an unacceptable urbanising impact which would be detrimentally harmful to the countryside and settlement gap, thus the proposals would be contrary to Policies S5, S6, DM1, and DM18 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the National Planning Policy Framework (2023).’

The associated ‘Delegated Officer Report’ recorded that ‘*Whilst the proposals would reduce the size of the dormer, the dormer itself would still appear as a domestic feature, further worsened by the excessive amount of glazing, completely uncharacteristic of the surroundings...‘The proposed dormer would domesticate the **simple barn**, urbanising it to a harmful extent.’ (emphasis added); and ‘...the comparison to Corringham House, albeit noting the roof form is not direct nor appropriate. Generally agricultural buildings of this nature are low and simple in their form...’.*



It is evident that removal of the rear dormer would address the concerns expressed by the Officers of Eastleigh Borough Council in this regard. The (barn-hipped) arrangement of the roof, is, as its name suggests, characteristic of rural buildings and resembles that of a building within the vicinity, ‘Corringham House’. While the Officers failed to acknowledge the tall agricultural storage building that stands immediately to the north of the subject building, they recognised its ‘simple’ utilitarian form.

The view it held that the retention of the roof addition and removal of the (rear) dormer would accord with the character of its surroundings and the settlement gap and not compromise *any* key sustainable development principles of national or local planning policy.

3. Consultation

The reasons given by Eastleigh Borough Council for its refusal of the earlier application have been given detailed attention in the formulation of this proposal. No prior consultations with Officers of the Borough Council or neighbours have been considered necessary.

4. Amount, Layout, Scale & Appearance

In light of the area's character and the favourable presumption generated by the development plan, it is proposed that the roof addition be retained and the rear dormer be removed. The resultant roof would have a GIA of **50.33m²** (measured between skillings) - ie a reduction of **8.26m²**.



The proposed elevations.

Respect for the character of the area has been accorded priority in the formulation of this proposal. Although the application site is largely screened from Grange Road, it is proposed that a mature native tree be planted to the southwest of the stable building and the existing boundary vegetation be reinforced, to further soften the appearance of the development.

In this configuration and finished in plain brown tiles, the proposal would make more efficient use of this site in a manner that accords with the character of its surroundings, the Settlement Gap and the host building, and would not result in a detrimental impact on the amenities of neighbours.

5. Trees & Ecology

No trees or protected species would be harmed by this proposal. Bat and/or bird boxes could be mounted on the side (north and south) elevations of the subject building to enhance biodiversity, if required.

6. Site Waste Management

Timber will be salvaged and inert waste material would be disposed of to a licensed Hampshire County Council site.

7. 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.

8. Crime & Anti-social behaviour

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

9. Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal since it: would enhance the existing street-scene; would be in keeping with the character of its surroundings and the Settlement Gap; is of a high standard of design; incorporates materials and design elements sympathetic to local character; 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 rural land without harm to the character or appearance of the locality, the Settlement Gap 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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