



Section 55 Town and Country Planning Act

Design and Access Statement

25 Shaftesbury Avenue, Chandlers Ford SO53 3BR

Conversion of existing building to form 3no. bedroom dwelling including raising of roof by 0.5 metres

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Site Information

Consultant	Keith Oliver
Client	Rafal Zalewski
Site Address	25 Shaftesbury Avenue, Chandlers Ford SO53 3BR
LA	Eastleigh Borough Council
Description of Development	Conversion of existing building to form 3no. Bedroom dwelling, including raising of roof by 0.5 metres
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	None
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No



Local Policy Requirements

Local Plan/Core Strategy	Eastleigh Borough Local Plan 2016-2036 (adopted 2022)
Effective Policies in Development Control	
SPG/SPD's	None

Planning History

Relevant History	F/22/93871 - Construction of 3no. Bedroom dwelling following demolition of existing building. Refused 24/10/2023 PN/22/93015 - Change of use from Commercial, Business and Service Use (Class E) to Dwellinghouse (Class C3)
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Report Date	15 March 2024
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1. Introduction

- 1.1. This application relates to a single-storey building to the rear of 25 Shaftesbury Avenue from which it is accessed by a long narrow driveway. The building has previously been used as a nursery (Use Class E).
- 1.2. The immediately surrounding area is residential in character, although Bournemouth Road to the west has a mixed character of residential, commercial and industrial premises
- 1.3. The owner seeks to convert the current building to form a 3-bedroom detached dwelling, including raising the roof by 0.5 metres.
- 1.4. Town Planning Expert is the agent for this application.

Matters Pursuant to the application

- 1.5. Prior approval has previously been granted for change of use of the current building for use as a 3 bedroom dwellinghouse. LPA ref: PN/22/93015 refers.
- 1.6. A subsequent application for the demolition of the existing building and its replacement with a 3 bedroom dwelling involving raising the roof was refused, but only on the lack of a bat report and no mitigation having been submitted with regard to nature conservation or pollution. LPA ref: F/22/ 93871 refers.



Summation of Case

- 1.7. The principle of residential development on the site and raising the height of the roof has been accepted by virtue of previous applications.
- 1.8. This application seeks to convert the existing building to form a 3-bedroom dwelling including raising the roof by 0.5 metres.

2. Site Context

- 2.1. Shaftesbury Avenue is a predominantly residential area.
- 2.2. The existing building is a single storey brick building accessed via a driveway situated between Nos 23 and 25a Shaftesbury Avenue. The roof consists of grey sheeting. The building was last used in 2020.
- 2.3. The existing building has a footprint of approximately 97.5 sq m., an overall height of 4 metres and eaves height of 2 metres.

3. Local Development Framework

National Planning Policy Framework

3.1. The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning policy including the Regional Spatial Strategies (RSS). The NPPF was revised in 2018 and most recently updated in December 2023.

Sustainable Development

3.2. Paragraph 7 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 8 of the NPPF identifies the roles of the planning system in achieving sustainable development:

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3. Para 11 goes on to provide further emphasis on the focus towards sustainable development stating:

11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.4. With regard to housing it advises;

60. 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, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

3.5. *It encourages making effective use of land:*

123. 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. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land

Local Policy

3.6 The relevant policies are located within the Eastleigh Borough Local Plan (adopted 2022)

S1	Delivering Sustainable Development	Within urban area, utilising previously developed land
S2	Approach to Development	Provides residential development
S3	Location of New Housing	Within existing urban area
DM1	General Development	Proposal would have an acceptable impact and enhance amenities of neighbouring properties
DM2	Environmentally Sustainable Development	Building will be energy efficient
DM3	Climate Change	Building will have regard changing conditions
DM8	Pollution	Site is not contaminated
DM11	Nature Conservation	Building will seek to enhance local wildlife
DM13	Transport	Proposal will reduce traffic impacts as compared to previous use as a nursery
DM14	Parking	Off-street parking and cycle storage will be provided within the site
DM23	Residential Development within urban areas	Site is within urban area where development will be permitted
DM30	Internal Space Standards	Property meets nationally defined space standards

DM38	Funding Infrastructure	The developer will make arrangements for contributions to infrastructure as may be required
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4. Principle of Development

- 4.1. The principle of residential development on this site, either by change of use or new build, has already been accepted by the Local Planning Authority.
- 4.2. The previous application was refused only on the grounds of no bat survey being submitted, and the lack of appropriate mitigation being put in place.
- 4.3. In addition to confirming the principle of conversion this application seeks to address those outstanding issues.
- 4.4. The new dwelling would be single storey and maintain the footprint of the existing property of approximately 97.5 sq m., with an overall height of approximately 4.5 metres and eaves height of 2.5 metres.
- 4.5. The exterior of the property would be finished in white render under a grey tiled roof.
- 4.6. The accommodation would consist of a kitchen/living room at the north-east end, with 3 bedrooms, one with an en-suite, a family bathroom and utility room.
- 4.7. Regard has been had to the relationship with No 25a. Currently there are 7 windows facing that property and these will be replaced by just 3 windows serving a bathroom, en-suite and utility room. These windows will be glazed with frosted glass.
- 4.8. Having regard to its minimal change in height and being set back from Shaftesbury Avenue, the proposed dwelling will have no significant impact on the wider streetscene. Such changes that are proposed are considered modest.
- 4.9. The size of property complies with the Nationally Described Space Standards. Habitable rooms are served by windows providing adequate light.

- 4.10. Being single-storey any impact on the adjoining properties will be minimal having regard to what currently exists, and will be largely screened by existing boundary treatments.
- 4.11. Any traffic associated with the proposed dwelling would be significantly less than what was previously experienced when it operated as a nursery. Provision can be made for the parking of two vehicles on site, together with dry and secure cycle storage if required.
- 4.12. The nearest protected trees are on the western boundary of No 27. The new dwelling would have no immediate impact on these.
- 4.13. Given the construction and condition of the building the Local Planning Authority expressed concern regarding the potential for bat roosts. In the absence of an appropriate assessment the previous application was refused.
- 4.14. A Preliminary Roost Assessment has now been carried out. This concludes that the existing building has negligible value for roosting bats, and that the site has only moderate value for foraging or commuting bats. Appendix A refers.
- 4.15. The change of use from commercial day care nursery to a single dwelling has net nutrient reductions and contributes favourably to the reduction of nitrogen and phosphorus entering the River Itchen SAC and therefore no mitigation is required. Appendix B refers

5. The Design Appraisal

Scale

5.1. The proposal seeks to convert the existing building to create a single-storey, 3 bedroom dwelling.

Amount

5.2. The proposal is for a single dwelling

Layout

5.3. Access will be via the existing driveway to Shaftesbury Avenue. The internal arrangement has been designed to minimise the impact on adjoining properties

Landscape

5.4. Existing boundary treatments will be retained and strengthened as necessary.

Appearance

5.5. The property will be finished in white render under a grey roof



6. The Access Appraisal

- 6.1. Access will be via the existing driveway to Shaftesbury Avenue.
- 6.2. Parking will be provided within the site.
- 6.3. Dry and secure cycle storage can be provided within the site as necessary.

7. Conclusion

- 7.1. The principle of a dwelling on this site, either through a change of use or redevelopment has already been established.
- 7.2. The proposal is to convert the existing building to form a single-storey, 3 bedroom dwelling.
- 7.3. The design is such that it should have minimal impact on the amenities of neighbouring property, while the design and choice of materials would have no significant impact on the character and appearance of the wider area.
- 7.4. A recent bat survey found no evidence of bat roosts within the existing building, while the site has only moderate value for commuting or foraging.
- 7.5. The change of use from commercial day care nursery to a single dwelling has net nutrient reductions and contributes favourably to the reduction of nitrogen and phosphorus entering the River Itchen SAC and therefore no mitigation is required.
Appendix B refers
- 7.6. In conclusion the applicant considers that the proposal is in accordance with national and local policies and guidelines and as such it is respectfully requested that planning permission be granted.