

DESIGN, ACCESS AND PLANNING STATEMENT

FOR

**THE ERECTION OF A DWELLING FOLLOWING
THE REMOVAL OF THE RESIDENTIAL LODGE
UNIT**

AT

**Land adjacent to Hillview Manor Park, Winchester Road, Fair
Oak,
Hampshire SO50 7HD**

Prepared by



June 2024

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1. INTRODUCTION

1.1 Mark Simmonds Planning Services Ltd have been instructed by Mr Wayne Stead to submit a planning application for the erection of a replacement dwelling at land adjacent to Hillview Manor Park, Winchester Road, Fair Oak, SO50 7HD

1.2 This proposal is a revised application following a refusal under reference F/23/95179. The dwelling is now significantly reduced in scale and massing and represents a more organic design which is considered far more representative of the rural nature of the area. The design also reflects the key characteristics of the unit it is to replace, therefore although a betterment, does not in fact introduce a building massively removed from what it seeks to replace.

2. THE PROPOSAL

2.1 The planning application seeks to obtain permission for the erection of one modest dwelling which would replace the existing caravan compliant residential unit on the site. The planning history for the site has been taken into account and a dwelling has been designed which is considered to respect and enhance the open countryside. However, any comments from the case officer in relation to amendments to this design if deemed appropriate would be appreciated.

2.2 The site does not lie within a designated character area or Conservation Area and there are no Listed Buildings nearby. It is noted that there is a protective area of woodland near to the site, however as the dwelling has been designed to largely sit on the existing footprint of the existing residential unit and its curtilage, there are no increased impacts on the woodland nor the surrounding area.

2.3 The replacement dwelling is submitted alongside a further application for the expansion of the lodge park. The expansion features on the land associated with and adjoining the dwelling site. The replacement becomes a corner feature to the proposed expansion. The proposed location plan below shows the dwelling sat in the bottom left-hand corner, leading down to a modest number of lodges, generously spaced and sensitively landscaped.

2.4 The dwelling is required for the applicant who shall be acting as the site manager for the whole of the site, therefore it is not for sale on the open market but to facilitate the continued management of the site and in particular the proposed expansion of the tourist lodges which is subject to a separate application.



3. THE SITE LOCATION

3.1 The application site is located off Winchester Road and in accordance with the Council's Local Plan policies, lies outside of the urban edge and within an area of designated countryside. There are green fields and dense areas of woodland to the north, west and south of the site and the well-established Hillview Caravan Park sits to the front looking onto Winchester Road.

3.2 There is an existing caravan unit on the site which has become lawful by way of a Lawful Development Certificate. This permanent unit has a single pitched-roof, two-bedroom and can be described as a chalet-style mobile home of timber and brick construction. There is

an area of raised decking has been constructed to its northern elevation with a small storage shed located to the north-western corner of the site. The mobile home is surrounded by a gravelled hardstanding to three-sides which is utilised for car parking. The unit and its associated features give the impression of a domestic residential dwelling. The dwelling has an established and well used curtilage

Existing Mobile
Home



Aerial view of site (Google Earth 2023)

3.3 The existing mobile home sits in an elevated position to that of Winchester Road however it is accessed along a good length of private track with good levels of natural screening which leaves the public views of the caravan dwelling restricted.

4. DESIGN

4.1 The proposed new dwelling would replace the caravan unit and associated domestic

paraphernalia. Although maintained to a high standard, the existing caravan dwelling is not of any particular note architecturally or visually and over time is likely to become tired and in need of repair/ replacement. The new dwelling would utilise the existing access and no trees or hedgerow would be removed so the existing good levels of screening would remain. The Council is asked to note that the proposed replacement dwelling does not extend the established residential curtilage and would pull the new dwelling to the front of the curtilage and therefore away from the rear boundaries. This is considered to reduce any kind of impacts on the nearby woodland.

4.2 The revised dwelling is significantly reduced in height, scale and massing from the previous submission with the features being more organic in style and materials. The design is very much low key and includes a sedum roof feature which draws on the use of natural materials such as timber and stone, which are in keeping with the countryside setting and is reminiscent of traditional lodge materials which respects the existing authorised dwelling which is to be removed. Energy efficiency had been key to the design with solar and water catchment details being introduced to ensure an energy efficient home.





5. ACCESS

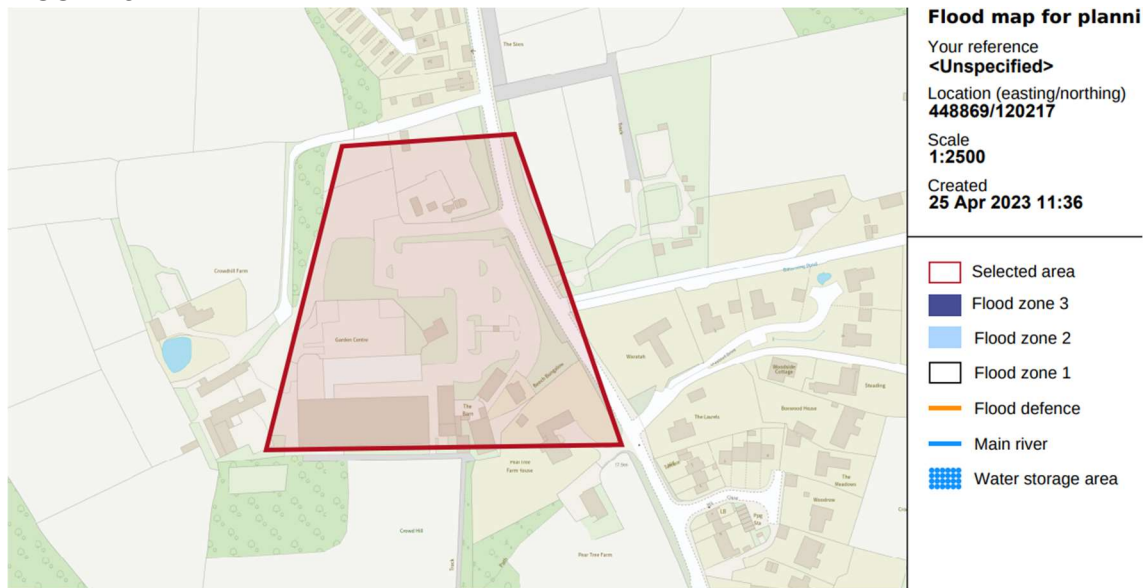
No new access is proposed to the new replacement dwelling therefore there would be no negative or additional impacts on the highway network.

There is generous parking space and a proposed turning area by the replacement dwelling.

6. RESIDENTIAL AMENITY

The existing dwelling is a direct replacement for the unit on site and this low-level design, does not impact on any nearby neighbours due to the generous separation distances and high levels of screening. There will be no impact on any existing or future residents by way of loss of privacy and there is generous private amenity space for future residents. The purpose of the dwelling is to serve as Managers accommodation for the site and its position allows for the management of the site the same as the residential caravan unit that it replaces.

7. FLOOD RISK



EA Flood Risk Map 2023

7.1 The site is within a Flood Zone 1 and is therefore at the lowest risk of flooding and a preferential site in terms of development. The Council is asked to note the improved drainage scheme which accompanies the resubmission of the tourism unit which adequately addresses any concerns with Surface water and run off.

8. PLANNING POLICY

The National Planning Policy Framework (NPPF 2023)

It sets out Central Government's planning policies for England and how these are expected to be applied.

Paragraphs 7 and 8 define the commitment to sustainable development based on three dimensions:

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in

the period to 2030. These address social progress, economic well-being and environmental protection⁵.

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.

Building a strong, competitive economy

Paragraph 81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Supporting a prosperous rural economy

85. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

88. Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The Council is asked to note here that the dwelling is proposed to replace the existing caravan compliant unit with a modest dwelling which would continue to accommodate the Manager of the park. The applicant is looking to invest and expand this already established chalet park site and wishes to introduce holiday units on the site which would take advantage of the areas nearby facilities and tourist attractions such as Marwell Zoo and the National Parks.

The existing residential site has always been managed from the residential unit this dwelling seeks to replace and this ensures that the existing site and the proposed expansion shall continue to be well managed by the applicant in this case.

The Eastleigh Borough Local Plan 2016-2036

The most relevant policies are considered to be:

Strategic policies S1 and S2; and
Development Management policies DM1, DM2, DM11, DM14, DM26, DM29 and DM30.

Supplementary Planning Documents:

Quality Places;

Residential Parking Standards;

Character Area Appraisals.

9. THE PLANNING BALANCE

The Principle of Development

Local Plan Policy S5 states planning permission will be granted for new development in the countryside provided it is related to: ... residential extensions and replacement buildings. The site benefits from an existing lodge style dwelling with a patio and other domestic paraphernalia; its lawfulness was confirmed by a Lawful Development Certificate granted on appeal under planning reference U/13/73559. It is considered that the proposed design and scale of the replacement dwelling is a betterment to the existing permanent 'make-shift' dwelling and due to the rural design characteristics, it would not have an urbanising effect nor be detrimental to the character of the countryside. Below is a photograph of the unit on site.



Local Plan Policy DM26 states the extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided: the replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage; and is on the same footprint as the existing building, unless environmental and/or access benefits arise from an alternative location within the curtilage; and no additional dwellings are created.

It is noted from the previous refusal that the Council describes the existing unit as being a 'mobile home' and requested a change of description to reflect this, however the units 'mobility' and conformity to the Caravans Act legislation is arguable. The use of the unit, the locating of the unit, the build of the unit and its mobility is key to a unit's conformity to the legislation. It is the applicant's case that the Lodge, although conforms to the standard double unit sizing is in fact more permanent than a Caravan Act compliant unit. There are sufficient characteristics of permanency for this unit for it to be considered building operations.

The Lodge has features which make the unit permanent, for example it has a built

balcony/veranda with access steps and is connected to the mains. The unit has been a sole residency and not ancillary and has acted as an independent planning unit with bills and registration for Council tax.





The above images demonstrate the extent of operational development attached to and facilitating the lodge.

On this basis the Council is asked to consider that this residential unit, which is to be replaced, is not a 'use of land' and does not conform to the Caravans Act (Caravan Sites and Control Development Act 1960 and the Caravan Sites Act 1968) in that it has such a degree of permanency that it is a building operation in its own right requiring planning permission.

The Caravan Sites and Control of Development Act 1960, defines a caravan as *"any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted."*

In addition to the permanent nature of the lodge structure the Council is asked to consider that the replacement dwelling should be read in the context of the overall proposed extension of the site. The dwelling would sit against the backdrop of the proposed units of tourism and on this basis would not be visible or isolated in its setting.

It is acknowledged that there is some increased scale and bulk to the replacement (which is, however, considerably less than the previously submitted dwelling), however what weighs heavily in the balance is the visual improvement of the dwelling in the context of the proposed expansion of the site, which on balance would not create an unacceptably nor excessive development with an adverse visual impact to the locality.

Residential Amenity

The Council is asked to consider that the proposal accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

The replacement dwelling would form part of a modest expansion to the lodge park and due to the generous spacing between units and modest amounts of amenity space to each unit, results in excellent levels of amenity.

The dwelling would also serve as the Managers accommodation and as such can be tied to the Lodge Park and not as an open market dwelling.

Ecology and Tree's

The Council is asked to consider the accompanying tree report and would also respectfully be asked to note that due to the long term nature of the existing residential unit with its degree of permanency with built verandas, associated outbuildings and general domestic paraphernalia; this very much reduced proposal would enjoy the same amount of domestic curtilage as the existing unit.

The Council's Ecologist during the previous refused application for the much larger 2 storey dwelling, made valued comments on the impacts on the nearby woodland and raised queries with regard to the curtilage and the placing of the replacement dwelling. On this point the Council is asked to consider that the revised replacement dwelling sits on a much smaller footprint than previously submitted and has a much more sympathetic organic design.

In terms of the curtilage the Council is asked to note the location of the existing Lodge which is close to the rear boundary :



Existing site plan showing location of Lodge



Proposed Siting of new dwelling

The new proposal pulls the replacement to the front of the existing curtilage with the rear garden area being the amenity area, as with most traditional dwellings. The built form as proposed is drawn further into the site, rather than closer to any sensitive boundaries and in particular the woodland. Therefore, on this basis it is considered that there is sufficient distance from the proposal to that of the protected woodland and on this basis there is no obvious or perceived harm.

However, if Ecology Assessments are required to address any particular sensitivity, the applicants ask for this to be conditioned as a pre-commencement requirement or the opportunity to provide the information is given so it may be provided expediently.

The site is already used for domestic use and the replacement, although larger is not expected to negatively impact on any ecological aspects, however the applicant would welcome any conditions to provide any reports prior to the commencement of development.

Climate Change

The applicant is aware that In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to:

- (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025;
- (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030;
- (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and
- (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use.

When considering the impact of climate change, the proposed replacement dwelling is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions. The new build will utilise the most up to date energy saving methods and will prioritise energy efficiency. The current dwelling/ caravan is not energy efficient and respectfully cannot be updated so as to be so. The replacement dwelling in this respect will be

an improvement and supports energy efficiency.

10. CONCLUSION

The Council is respectfully asked to consider the benefits of the proposal which outweigh any policy restrictions. The existing dwelling on site is used as a Managers dwelling and is due for an upgrade and a well-designed attractive dwelling would be a betterment. A new dwelling to accommodate the manager would allow for this Lodge Park to expand and diversify as a business. This expansion and upgrade is required to ensure the future success of the site in this fluctuating financial climate.

The Council is asked to consider this proposal afresh in the context of the larger development proposal so as to ensure the future prosperity and investment of this site. On balance the proposal is considered to accord with Policies S5, DM1 and DM26 of the Eastleigh Borough Local Plan 2016-2036.