

Urban Design Comments:

F/25/98800– Oak Lodge, Bridge Road

From: Urban & Landscape Design Team to Development Management

Urban Design Officer: Marta Oliveira

Planning Officer: Clare Martin

Date: 20 February 2025

Proposal: Construction of 1no. detached two storey dwelling

Summary:

- No objection in principle to the principle of development.
 - Consider use of hedgerows as boundary treatment to enhance biodiversity.
 - The proposal involves the loss of amenity space & new trees of the recent neighbour development.
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The following comments should be read in conjunction with comments from the Landscape and Ecology and Tree Officers.

1. Site Context

The site is located on the northern side of the A27, occupying a small plot that is surrounded by residential development.

Bus stops are within easy walking distance to the south east, providing services to Portsmouth and Southampton. In addition, Bursledon rail station is a 5-10 minute walk from the site making this a highly sustainable site.

2. Site Access, External Spaces and External Layout

Site Access

The existing site access is to be shared with two neighbours. It is for Highways colleagues to comment on the technicalities of whether the proposed site access is suitable in highway terms.

It is welcomed that the building is significantly set back from the road respecting the existing building line and providing enough space to reinforce the planting buffer.

External Layout

There are no objections in principle to the layout of the scheme. However, I agree with the Landscape Officer's comments that it is disappointing that the accommodation of this additional dwelling involves the loss of amenity space and several new trees from the recent neighbour development.

The outdoor private amenity space is fundamental part of all developments both in supporting residents' wellbeing and the ecology and biodiversity of the local area as such new developments must have adequate amount of external space.

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Furthermore, the proposal is too close to the boundary and careful consideration is needed to avoid any detrimental impact on adjoining land such as overbearing, overlooking and overshadowing/ loss of light issues.

Also, the boundary will be quite exposed to the adjoining land therefore, there is the need to soften the edge.

Lastly, the area between the proposal and Plot 1 of the adjacent site seems to have lack of natural surveillance and function. It would be interesting to understand how this space will be used in the future.

3. Height, Form, Scale & Mass

No objections in principle.

4. External Appearance & Materials

No objections in principle.

5. Sustainability

To support the Council's commitment to mitigate climate change:

- Significantly reduce vehicular dominance and prioritise pedestrian and cycle provision and links to public transport given the significant growth occurring in this area
- Provide minimum parking provision
- Consider installation of photovoltaics
- Introduce *Passivhaus* and *Lifetime Homes* approaches to building design and construction
- Consider creating provision for shared car club vehicles to reduce overall parking requirements
- Provide charging points for electric vehicles, Ebikes and other forms of micro-mobility within garages and/or locations that support the streetscene and do not hinder pedestrian movement
- Consider introducing green and blue roofs and walls to reduce hard surfaces and control water at source
- Include additional trees and soft landscape within streetscenes to reduce hard surfaces, slow surface water run-off, provide shade and create habitats / corridors for biodiversity
- Include additional trees within rear gardens and demarcate plot boundaries with hedgerows to slow surface water run-off, provide shade and create habitats / corridors for biodiversity
- Incorporate permeable surfaces and SUDS in accordance with advice from Landscape and Ecology Officers
- Orient buildings to maximise solar gain and provide natural surveillance of surrounding streets and spaces to encourage active travel

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- Ensure habitable rooms enjoy dual aspect to maximise solar gain, improve ventilation and maximise overlooking of surrounding streets and spaces