

March 2025

DESIGN & ACCESS STATEMENT



Proposed New Dwelling to the side of 5 Fryern Close, Chandlers
Ford, Eastleigh, SO53 2LF.



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DESIGN & ACCESS, PLANNING STATEMENT

Proposed new dwelling, to the rear of 5 Fryern Close,
Chandlers Ford, SO53 2LF.

Introduction

The applicant wishes to create a new dwelling to the side of 5 Fryern Close, Chandlers Ford, Eastleigh, SO53 2LF.

The site is situated within the existing garden of 5 Fryern close and the proposed dwelling is to sit next to the existing dwelling, the proposed plot has a maximum overall width of approx. 18.5m, and is situated within a residential area.

The application Proposal and Area

The Proposal is for a part one, part two storey dwelling within the curtilage of the garden of an existing dwelling at 5 Fryern Close. The proposed dwelling is sited within a cul-de-sac, south of Chandlers Ford's local parade that includes Waitrose, the Fryern Arcade and other local shops. The site is a corner plot situated adjacent to a central circular intersection for the close and as such is in a prominent position for this particular road but cannot be seen from the main Oakmount Road.

The development site is currently used as residential garden to the side of a semi- detached pair of properties constructed from traditional materials including red brick and concrete roof tiles. Although residential garden in nature, the site is currently in a scrubby condition and does not add value to the character of the street scene.

There is no planning history associated with the site.

Design and layout

The proposed dwelling would respect the overall design of the semi-detached dwellings that the property would attach to. The semi- detached pair would become terraced with this proposed dwelling becoming an end of terrace. The existing hipped eaves are to be retained as a feature on the host dwelling with this proposal to preserve the existing character..The partial catslide element as existing has also been replicated on the side of the proposed dwelling to further respect the character of the original pair.

Pre Application Advice

Please see the application submission with reference Q/24/98643 provided by case officer Rachael Morris

The applications size.

Approximate Overall Site area 267.1 SqM.(within red site boundary line)

Proposed dwelling Area

Proposed Ground floor. Area 50.1 SqM

First Floor. Area 36.4 SqM

Overall Proposed dwelling area 86.5 SqM

The proposed development has been designed to meet the national space standards (Policy DM30) and Building Regulations Part M4(2) standard - Accessible and Adaptable Dwellings (Policy DM29).

Amenity

It is proposed to have 2 spaces for the existing dwelling and to have 2 spaces for the proposed dwelling at 5 Fryern Close, Each dwelling has been designed with bike storage for 2 bikes and also for bin storage within the curtilage of the property boundary,

As requested in the pre application is for the Private amenity space per dwelling ratio/ percentage

Existing dwelling at 5 fryern road Amenity space ratio

Existing dwelling ground floor area Approx 49 SqM

Existing dwelling rear garden area Approx 69 SqM

Existing dwelling front garden area Approx 59 SqM

There is a **140%** ratio between rear garden and ground floor area

Proposed dwelling ratio

Proposed dwelling ground floor area 50.1 SqM

Proposed dwelling rear/side garden area Approx 61 SqM

Proposed dwelling front garden area Approx 143 SqM

There is a **122%** ratio between rear garden area and ground floor area

National Planning Policy Framework – NPPF 2012 - Updated December 2023

4.1 This section provides an overview of those planning policies relating to the planning application as well as other material considerations.

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. Other material considerations include items such as national planning policy guidance or statements, up-to-date research and / or site specific reasons.

4.3 Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that where there is a difference in policy, the most recently adopted policy takes precedence.

4.4 Regard should also be had to the Government's National Planning Policy Framework (NPPF, 2012).

National planning guidance

National Planning Policy Framework (NPPF, 2012)

4.5 The National Planning Policy Framework (NPPF) sets out the Government's commitment to sustainable economic growth and requires Local Planning Authorities (LPA) to approach decision-making positively and proactively. The key sections in the NPPF are set out in the following table.

NPPF Section	Key Consideration
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4) Promoting sustainable transport	Safe and suitable access to the site can be achieved for all people. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Priority should be given to pedestrian and cycle movements, and access to high quality public transport facilities.
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6) Delivering a wide choice of high quality homes	Paragraph 49 specifically states that, "Housing applications should be considered in the context of the presumption in favour of sustainable development." Paragraph 51 goes on to say, "local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies....they should normally approve planning applications for change to residential use and any associated development from commercial buildings where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate."
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Paragraph 111 encourages the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

7) Requiring good design	Seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
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11) Conserving and enhancing the natural environment	The planning system should contribute to and enhance the natural and local environment. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
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Local planning guidance

The proposed site is within the urban edge where the principle of development is acceptable provided it accords with the general principles within the Eastleigh Local Plan (2016-2036). Policies to consider as part of this application include:

- S1 (Delivering sustainable development);
- S2 (Approach to new development);
- DM1 (General criteria for new development);
- DM6 (Sustainable surface water management and watercourse management);
- DM11 (Nature conservation);
- DM14 (Parking);
- DM23 (Residential development in urban areas);
- DM29 (Dwellings with higher access standards);
- DM30 (Internal space standards for new residential development).

In addition, supplementary planning documents such as Quality Places, Residential Parking Standards and Trees & Development would be relevant in the determination of any subsequent planning application

Conclusion

The proposals will make use of land in a residential area that is currently underutilized and prime for redevelopment.

The proposals will result in the creation of a much-needed new dwelling for the area thereby helping to deliver a local need and requirement for the borough, whilst also being in accordance with local and national policy.

It is proposed that the requirements of the development plan would be satisfied by this submission proposal since it would not detract from the existing street-scene; would be in keeping within its surroundings; is of a high standard of design; incorporates materials and design elements that are sympathetic to local character; provides satisfactory parking; respects privacy and outlook as well as sunlight;

Development of this site in the manner proposed would achieve more efficient use of this land without harm to the character or appearance of the area and play a modest yet valued part in the provision of accommodation. 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.

The proposals include the creation of new parking for the proposal with a further consideration of the proximity to local amenities thereby promoting the use of sustainable transport methods.

The proposals comply with planning policy and as such should be granted consent.