



Planning, Design and Access Statement

Oak Cottage, Allington Lane, Fair Oak, Eastleigh, SO50 7DB

19 May 2025

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1 INTRODUCTION

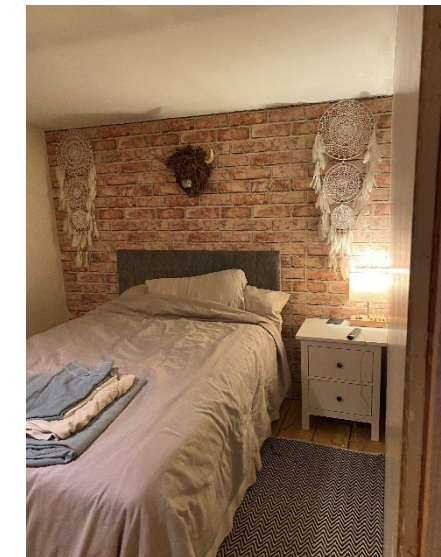
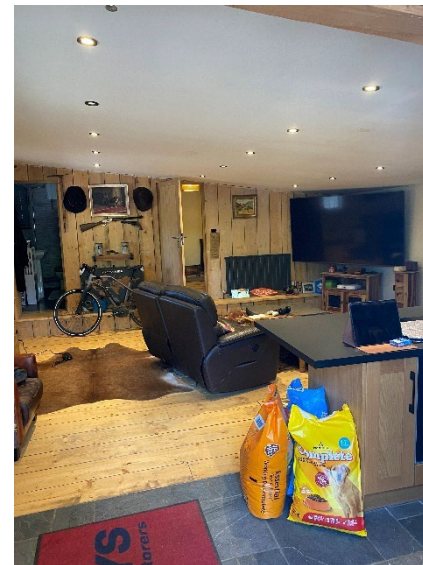
INTRODUCTION

- 1.1 This planning, design and access statement has been prepared by Wessex Planning Ltd on behalf of Mr Tim Davies in support of a retrospective planning application for the extension to an existing ancillary outbuilding and the erection of an additional incidental outbuilding at Oak Cottage, Allington Lane, Fair Oak, Eastleigh, SO50 7DB.
- 1.2 The application follows enforcement action taken by the LPA (reference ENF/2025/96) with regard to 'unauthorised outbuildings and creation of large pond', inviting the submission of a retrospective planning application to regularise the development.
- 1.3 It should be highlighted that with regard to the pond in the rear garden of Oak Cottage, this pond has existed for at least the last 25 years, as a search of Google Earth photographs will demonstrate, and has not been altered in any way. As such, there is no requirement to 'regularise' the pond.
- 1.4 Accordingly, this planning, design and access statement addresses the two outbuildings (both ancillary and incidental) which are the subject of the enforcement action.
- 1.5 The submission includes the following:
 - Location Plan
 - Block Plan
 - Existing and Proposed Floor Plans
 - Existing and Proposed Elevations

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 The site is located on the corner of Allington Lane and Fir Tree Lane, adjacent to, but outside of the urban edge of Horton Heath, and is therefore located within the countryside, as designated by the adopted local plan.
- 2.2 The site comprises the main dwelling, together with various single storey ancillary and incidental outbuildings.
- 2.3 The largest outbuilding, which has been extended and is the subject of the enforcement action, has historically been used for storage for the main dwelling but has been converted and extended to provide ancillary residential accommodation to house the applicant's two sons.



SITE CONTEXT AND HISTORY

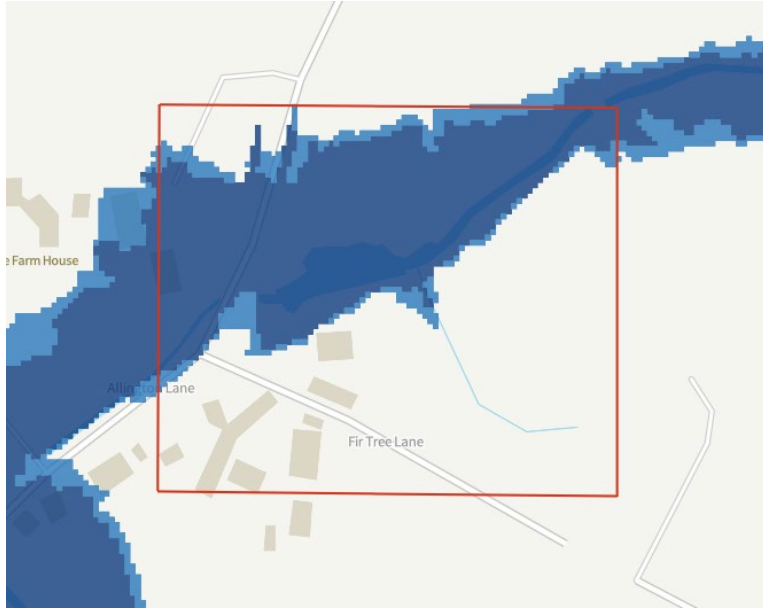
- 2.4 A further, smaller incidental outbuilding has been recently constructed to provide incidental storage for the occupants of the main dwelling.



- 2.5 The site is accessible from Fir Tree Lane via the existing access, which remains unchanged.



- 2.6 The site is bounded by trees and hedgerows to the south and west, with the development of Land west of Horton Heath (policy HH1) to the north and east.
- 2.7 The north/northwest part of the site falls within flood zone 2/3 but importantly, the main dwelling and the outbuildings the subject of this application are located in flood zone 1, and therefore have a low risk of flooding from rivers and the sea.



- 2.8 The is no relevant planning history from 2004 for this site available to review on the LPA's planning website.

3 PROPOSAL

PROPOSAL

- 3.1 This application is retrospective and made to regularise an extension to an existing ancillary outbuilding and the construction of an incidental outbuilding.

Use and Amount

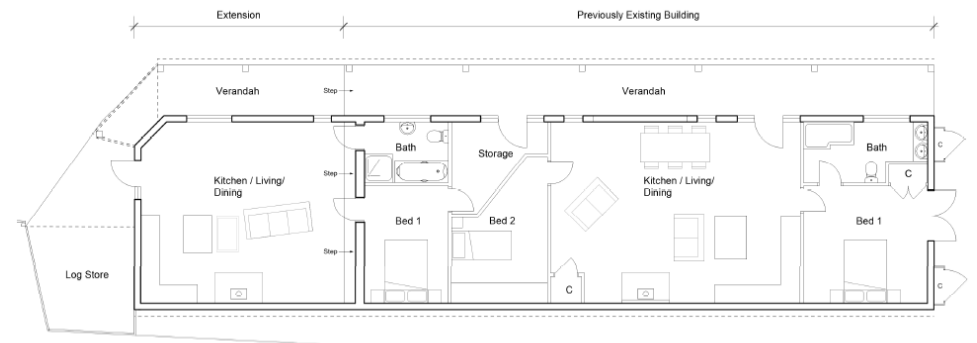
- 3.2 The use of the outbuildings is both ancillary and incidental to the main dwelling house. The extension to the existing ancillary outbuilding is approximately 39sq.m. and the additional incidental storage outbuilding comprises approximately 30sq.m.

Layout

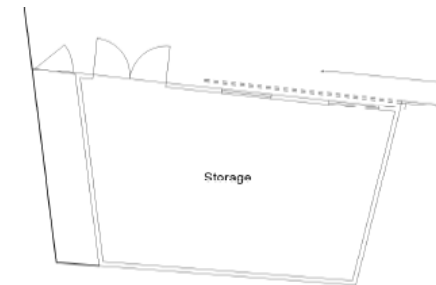
- 3.3 Both the extended existing ancillary outbuilding and the newly constructed incidental storage outbuilding are located either side of the existing site access, on the southern boundary of the site.



- 3.4 The extension of the existing ancillary outbuilding allows for the provision of a living/dining/kitchenette, allowing the subdivision of this outbuilding to provide living accommodation for the applicants two sons.
- 3.5 The newly erected incidental storage outbuilding provides for the storage of cycles, garden equipment etc.



Floor Plan



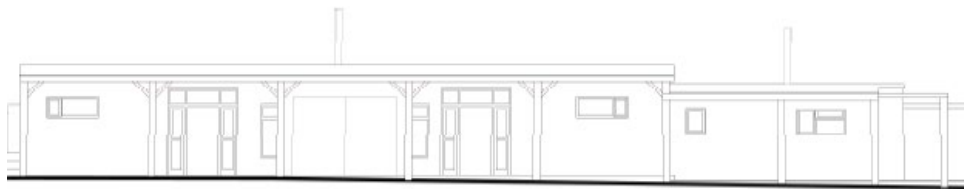
Floor Plan

Scale

- 3.6 The extension to the existing ancillary outbuilding follows the ground topography and is slightly stepped down from the existing ancillary outbuilding.

- 3.7 The extension follows the form of the existing ancillary outbuilding with a sloping pitched roof with a maximum height of approximately 2.85m to the ridge.
- 3.8 The new erected incidental storage outbuilding has a monopitch roof with a height of approximately 1.85m, rising to approximately 2.6m.

Ancillary Outbuilding Extension



North Elevation

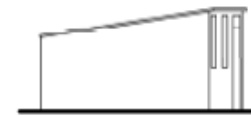


East Elevation (Previously Existing Building)



West Elevation (Extension)

Incidental Storage Outbuilding



East Elevation of Storage Building



West Elevation of Storage Building

Materials

- 3.9 Both the extension to the existing ancillary outbuilding and the newly constructed incidental storage outbuilding mimic the existing ancillary outbuilding and are finished with timber clad walls.
- 3.10 The roof of the ancillary outbuilding extension is constructed of wooden panels weatherproofed with a felt roof covering. The roof of the incidental storage outbuilding is a corrugated roof.

Access

- 3.11 The access to the site is from Fir Tree Lane and remains unchanged.

4 POLICY CONTEXT

- 4.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022).



- 4.2 The most relevant policies of the adopted Local Plan are detailed below;

Strategic Policy S5, New development in the countryside

1. Planning permission will be granted for new development in the countryside provided it is related to:
 - a. the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);
 - b. residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural

- workers' dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);
- c. community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policies DM12);
- d. outdoor recreation and open space (policies DM32 and DM33);
- e. allotments and community farms (policy DM32);
- f. cemeteries (policy DM37); and
- g. essential public utilities (policy DM9).
2. In permitting new development in the countryside the Borough Council will seek to:
 - a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;
 - b. secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;
 - c. avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan;
 - d. safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and
 - e. protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'.

Policy DM1, General criteria for new development

1. All new development should (as relevant):
 - a. not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;
 - ii. biodiversity (avoiding significant adverse impacts); and

- iii. the significance of heritage assets;*
- b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;*
- c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;*
- d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);*
- e. include a landscape scheme covering the design and layout of external space;*
- f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;*
- g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;*
- h. incorporate provision for people with disabilities and create accessible communities that cater for all;*
- i. incorporate design measures to inhibit criminal and anti-social behaviour;*
- j. incorporate provision for on-site waste management; and*
- k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.*

5 PLANNING ASSESSMENT

- 5.1 Policy S5 seeks to restrict development within the countryside principally in order to maintain its rural character and to limit urbanisation.
- 5.2 New development in the countryside is permitted under policy S5 provided that it avoids adverse impacts on the rural, woodland, riparian or costal character and the intrinsic character of the landscape.
- 5.3 Policy DM1 states that all new development should not have an unacceptable impact on residential amenities of both new and existing residents, and the character of the countryside.
- 5.4 As a small single storey extension to an existing single storey ancillary outbuilding, and the erection of a small additional single storey incidental outbuilding on the southern boundary of the site, the buildings are virtually invisible from the public realm and neighbouring properties.
- 5.5 Set within the curtilage of the main residential dwelling, the buildings appear as subservient rural outbuildings common to many rural dwellings within the countryside.
- 5.6 It is of note that if these buildings were sited behind the front elevation of the dwellinghouse, they would not require planning permission.
- 5.7 Accordingly, the proposals do not adversely impact the rural character of the area or the intrinsic character of the landscape, and has no adverse impact on the amenities of new and/or existing residents.
- 5.8 Accordingly, the proposals accord with Policies S5 and DM1 of the local plan.

6 CONCLUSION

CONCLUSION

- 6.1 The proposal to regularise the extension to the existing ancillary outbuilding and the erection of an incidental storage outbuilding are virtually invisible from the public realm and neighbouring properties, and appear as rural outbuildings subservient to the main dwellinghouse.
- 6.2 Accordingly, the proposals accord with the relevant policies of the local plan and it is respectfully requested that planning permission is granted retrospectively for this development.