



PLANNING AND

DESIGN AND ACCESS STATEMENT

Demolition of one bedroom annex, detached garage and garden polytunnel and erection of one bedroom detached dwelling, with associated parking, utilising the existing access onto Church Road.



SITE: LAND REAR OF 129 CHURCH ROAD,
BISHOPSTOKE, EASTLEIGH, SO50 6DT

1.0 INTRODUCTION

- 1.1 This Planning and Design and Access Statement is prepared on behalf of Mr and Mrs Norris in support of the proposed development, which seeks to demolish the existing one bedroom annex, detached garage and polytunnel at the rear of 129 Church Road and erect a one bedroom detached dwelling with associated parking. The proposed dwelling would use the existing vehicular access onto Church Road. The proposal aligns with the policies of the Eastleigh Local Plan 2016–2036 and the National Planning Policy Framework (NPPF).
- 1.2 The Statement incorporates all the required elements of a Design and Access Statement in accordance with the National Planning Policy Guidance, 2014. The Guidance allows the Local Planning Authority (LPA) to require submission of further details if it is considered necessary.
- 1.3 This document has been prepared to assist the Council's officers and members in understanding the development proposed and the policy basis and context in support of the development. The applicants are confident that the development offers material planning considerations and a setting that overcomes any in principle objection and would help to deliver an identified housing need for small scale residential accommodation within the Borough. The development would not harm the character of the area, neighbour amenity or highway safety and instead offers the opportunity to redevelop an existing brownfield site as well as meeting an identified housing need and fulfilling a shortfall in small scale affordable market rural housing.

2.0 ASSESSMENT

2.1 Site Description

The application site is a 0.1 hectare parcel of previously developed land located outside of the settlement boundary, adjacent to the residential area of Bishopstoke. It currently comprises a one-bedroom annex, a detached double garage, and a polytunnel with associated hardstanding. It has its own vehicular access onto Church Road.

Aerial Photos of the Application Site



- 2.2 The application site sits outside of but adjacent to the residential settlement of Bishopstoke. The aerial photo shows the beginning of the open countryside to the north and east of the site.

Established backland development outside of the settlement boundary



- 2.3 The aerial photos clearly show that the application site is well integrated with the existing residential development of Bishopstoke, with established backland development for residential development already being accepted outside of the settlement boundary within the immediate area because of the lack of housing provision in the Borough.



- 2.4 The application site can clearly be seen in its developed state, alongside various built form adjacent to and surrounding the site. The application site is therefore not remote and not seen in a particularly rural or open setting. As such there is no sound justification as to why it could not be released to enable a recognised housing need to be met, especially when there is an established shortfall for small scale market housing such as that proposed. There is clear site specific, other material planning considerations that weigh in favour of the development that would overcome any in principle policy objection.

2.5 Photographic Context



1.

Existing detached one bedroom annex



2.

Existing detached garage



3.

The image above shows the rear of the annex with the polytunnel positioned between the annex and the garage.



4.

Existing parking area and hardstanding to the front of the garage.



5.

Existing vehicular access from Church Road. The access runs along the side of 129 Church Road and leads to the parking area and garage shown above. The access extends to serve the equestrian land to the rear of the application site, however this is all within the applicants ownership and control. There are no other access rights.



6.

View looking towards the rear of 129 Church Road from the application site.



7.

Large outbuilding immediately opposite the entrance to the garage and parking area (application site). The outbuilding is used for storage and is within the applicants' ownership. The existing access road continues past this building and onto the land to the rear.



8.

Existing stables to the rear of the application site with equestrian land beyond, all within the applicants' ownership.

3.0 RELEVANT PLANNING HISTORY

3.1 None

4.0 PLANNING POLICY/LEGISLATION

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in determination of planning applications decisions are made in accordance with the development plan unless material considerations indicate otherwise.

4.2 National Planning Policy Framework (2023):

The National Planning Policy Framework (NPPF) was introduced on 27 March 2012 and was updated in December 2024. It continues to establish a presumption in favour of sustainable development.

4.3 Paragraphs 1 and 2 establish the presumption in favour of sustainable development, meaning that planning decisions should support growth unless material considerations indicate otherwise.

4.4 The NPPF makes clear that regard must be had to the document as a whole in determining what the Government's view of sustainable development means in practice.

4.5 There are three overarching dimensions to sustainable development: economic, social, and environmental which are interdependent and need to be pursued in mutually supportive ways.

*"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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy” (Para.8 NPPF, 2023).*

4.6 Paragraph 9 goes on to say:

“These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

4.7 Paragraph 11 (c) and (d) states: If a local planning authority cannot demonstrate a five-year housing land supply, policies restricting development may be considered out-of-date, and applications should be approved unless adverse impacts significantly outweigh the benefits.

4.8 While local plans remain the primary basis for decision-making, the lack of a five-year housing land supply can tilt the balance in favour of development (Para.12).

4.9 Paragraph 39 makes clear that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

4.10 Paragraph 61: Emphasises the need to boost housing supply, including smaller homes that meet local needs, which supports the case for a one-bedroom dwelling.

- 4.11 Paragraph 84 (c): Encourages the reuse of previously developed land, particularly where it contributes to housing supply and does not cause significant harm to the environment.
- 4.12 Paragraph 124: Focuses on efficient use of land, supporting developments that make effective use of previously developed sites.
- 4.13 Paragraph 125 (d): Supports higher-density development where appropriate, reinforcing the idea that small-scale housing can be beneficial.
- 4.14 Paragraph 131: Highlights the importance of good design, ensuring that new developments integrate well with their surroundings.
- 4.14 Given the lack of a five-year housing land supply, these policies collectively strengthen the case for allowing a one-bedroom detached dwelling outside the settlement boundary, particularly if it is on previously developed land and designed sustainably.
- 4.15 **Eastleigh Borough Council Development Plan Policies**
- **Policy DM1 (General Criteria for New Development):**
The proposal ensures high-quality design, respects the character of the area, and minimizes environmental impact.
 - **Policy DM11 (Nature Conservation):**
The development will protect and enhance biodiversity, ensuring no harm to local wildlife habitats.
 - **Policy DM18 (Extension and Replacement of Dwellings in the Countryside):**
The replacement of existing structures with a single dwelling is consistent with this policy, maintaining the countryside's character and avoiding urbanization.
 - **Policy DM24 (Parking Standards):**
Adequate parking provision will be made in line with the Council's standards.
- 4.16 The proposed development of a one-bedroom detached dwelling on previously developed land aligns with national and local planning policies supporting sustainable development. The National Planning Policy Framework (NPPF) 2024 establishes a presumption in favour of sustainable development,

prioritising economic, social, and environmental objectives in decision-making. Key provisions encourage the reuse of previously developed land, efficient land use and the delivery of housing to meet local needs, particularly where a five-year housing land supply is lacking.

4.17 Furthermore, policies within the Eastleigh Borough Council Development Plan emphasise the importance of high-quality design, environmental protection, and appropriate housing provision. Policies DM1, DM11, DM18, and DM24 collectively support the principle of well-integrated, sustainable residential development while ensuring biodiversity protection, appropriate parking provisions, and compatibility with the area's character.

4.18 Given the overarching framework, the proposal should be considered favourably, particularly as it demonstrates compliance with sustainable design principles, respects the local character, and contributes positively to housing supply. In the absence of significant adverse impacts, the planning decision should support the development in line with national and local objectives.

5.0 PROPOSAL

5.1 The proposed development involves the demolition of the existing one bedroom annex, detached garage and polytunnel at the rear of 129 Church Road and erection of a one bedroom detached chalet style dwelling with associated parking. The proposed dwelling would use the existing vehicular access running alongside 129 Church Road and leading onto Church Road. The design will be sympathetic to the semi-rural character of the area, incorporating sustainable materials and energy-efficient features.

5.2 Scale of existing development on site

Existing Development

The existing development comprises:

A one-bedroom annex (17.65 square metres).

A detached double garage (18.87 square metres).

A polytunnel (29.64 square metres).

The total footprint of the existing structures is **66.16 square metres**.

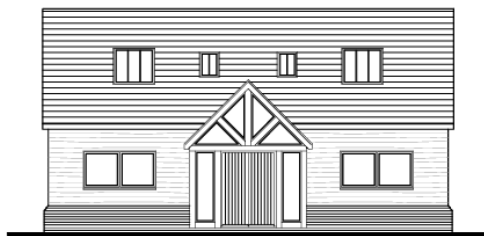
Proposed Development

The proposal seeks to replace the above structures with a one-bedroom chalet bungalow, which will have a total footprint of **103.61 square metres**. A net increase of **37.45 square metres**.

However 72.56 square metres is over the ground floor with the remaining 31.05 square metres within the roof space meaning that the proposal only equates to **an increase of 6.4 square metres of additional floor space coverage**. This additional floor space is less than the associated hardstanding serving the annex, garage and polytunnel.

- 5.3 The replacement dwelling will be positioned sensitively at the rear of the site, consistent with immediately adjoining residential development either side of the site. More importantly however, is that the proposal will be located on the part of the site that has been previously developed by the above development.

Proposed Dwelling



Proposed East Elevation (Scale 1:100)



Proposed South Elevation (Scale 1:100)



Proposed North Elevation (Scale 1:100)

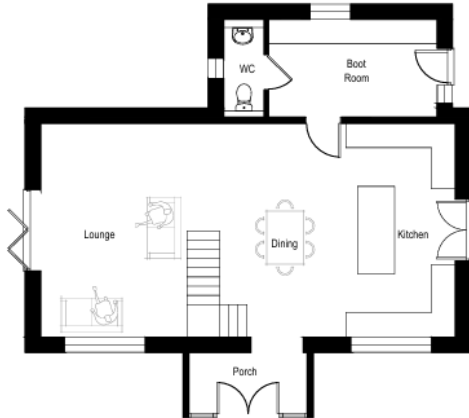


Proposed West Elevation (Scale 1:100)

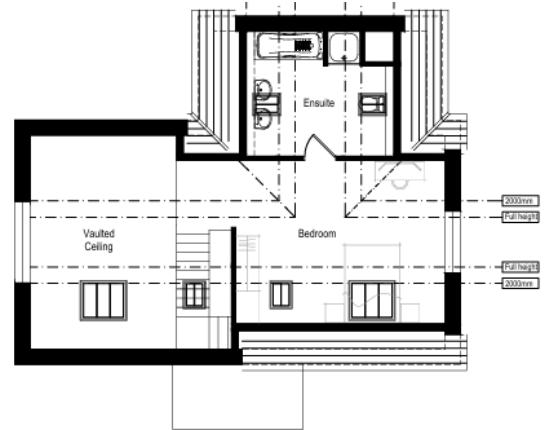
- 5.4 The red brick detached chalet dwelling has been designed with a pitched plain tiled roof with rear gable projection. This allows the scale of the building to remain modest whilst providing appropriate levels of floor space and

accommodation for a one bedroom dwelling to be shared by two occupants. An open timber porch is included to provide relief to the structure and provide a design element that is complementary to its setting outside of the urban edge.

Floor Plan



Proposed Ground Floor Plan (Scale 1:100)



Proposed First Floor Plan (Scale 1:100)

- 5.5 The ground floor provides an open plan living area with kitchen, dining area and lounge and boot room and w.c. within the rear gable element. The first floor accommodation provides one bedroom with en-suite.

View from Access



Proposed Front View (Scale 1:200)

- 5.6 The above view would be seen from the site access running alongside 129 Church Road. It confirms the modest aspect of the detached bungalow and generous open setting it retains to protect the characteristics of the site and area.

Proposed Site Plan



Proposed Site Layout (Scale 1:500)

- 5.7 The site plan shows that the proposal follows existing forms of residential development immediately adjoining the site (rear of 121 Church Road), as well as being enclosed by existing built structures to the north and east. The access shown onto Church Road, is existing. Two on site parking spaces are proposed for the dwelling.

6.0 EVALUATION

6.1 Principle of Development

The development proposes to demolish the existing one bedroom annex, detached garage and polytunnel at the rear of 129 Church Road and erect a one bedroom detached chalet style dwelling with associated parking in their place.

6.2 The site is situated outside of the defined settlement boundary where the principle of the development before the local planning authority is unacceptable, unless it is for an agricultural or forestry worker. However the application site consists of previously developed land, including the proposed access which currently exists and runs alongside 129 Church Road. As such there are material planning considerations specific to the application site that would outweigh the 'catch all' in principle policy objection.

6.3 As demonstrated within Section 5.0 above the development results in 6.4 square metres of additional floor space coverage over the site. However, this is more than covered by the associated hardstanding serving each of the existing structures. The 37.45 square metres of overall increased floor space for the proposal is predominantly contained within the roof space (31.05 square metres).

6.4 When the previously developed site is considered alongside the immediate characteristics of the area, with existing residential development to the rear of dwellings along the northern side of Church Road, coupled with the surrounding built development encompassing the application site there is no sound justification not to apply the other material planning considerations put forward. The redevelopment of this brownfield site would enable a small scale, one bedroom dwelling to be erected in an area that has an identified housing shortfall, with a specific shortfall in smaller accommodation.

6.5 The ability to remove existing structures and confine the proposal solely to existing brownfield land, whilst meeting a direct local housing need, within an area with a recognised housing shortfall offers significant material planning considerations that weigh in favour of the proposal. What more the development would be a self-build, enabling the applicants to meet their own

housing needs and remain in the local area whilst seeking to down size and free up family accommodation that no longer serves their purposes.

6.6 Character and Appearance

Whilst the site lies outside of the settlement boundary the proposed application site and immediately adjoining land does not conform with a rural character. That characteristic lies beyond the northern boundary of the application site and existing associated hardstanding.

6.7 The aerial photographs and site images clearly demonstrate that the proposed erection of the one bedroom dwelling, in place of the annex, garage and polytunnel would sit comfortably at the rear of 129 Church Road. The fact that it has an existing vehicular access further supports the acceptability of the proposal.

6.8 When considering the pattern of development in the immediate area there is clear support for the development, immediately adjacent to the site (to the west) is a large detached dwelling behind the properties along Church Road. Slightly further to the west is a recent development that extends more properties beyond the building line of Church Road. The proposed one bedroom dwelling would therefore sit comfortably within the established character and form of development within the immediate and wider area.

6.9 The design of the proposed dwelling is such that it seeks to respect the characteristics of its semi-rural location with a traditional built form, with high pitched roof but low eaves level and using traditional build materials (plain tiles and red brick). The simple low key built form will provide a simple transition from the defined settlement boundary, whilst enhancing this brownfield site. Enabling the applicants to meet their own housing needs and contributing to the local planning authorities identified housing need for smaller market housing within the Borough.

6.10 Residential Amenity

The proposed development is positioned well away from existing dwellings, with significant existing boundary screening in place, which will be retained. Further the development proposes a modest one bedroom chalet style detached one bedroom dwelling with the windows within the roof level serving

only the bedroom and en-suite bathroom. As such the development would not give rise to any impact on the residential amenities of any existing neighbour.

6.11 Highway Safety:

The proposed development would utilise the existing vehicular access off of Church Road and running alongside 129 Church Road, extending towards the rear of the site. The development would not therefore require any new or improved vehicular access requirements.

6.12 Whilst the proposal would see the loss of a detached garage and existing hard stand area for the parking of several vehicles, sufficient on-site parking for 129 Church Road is provided at the front of the site. There is on-site parking for three vehicles with the addition of an integral garage also.



6.13 The proposal offers two on-site parking spaces, with turning, to the rear of 129 Church Road, as existing. Vehicles will therefore continue to be able to enter and leave the site in a forward gear. The development also provides a secure cycle store for two bicycles ensuring the development offers a sustainable alternative to the private motor vehicle.



6.14 Full regard has been given to the highway policies of the local plan and the accompanying parking standards SPD. It is considered that the development makes appropriate provision for on-site parking for existing occupants and visitors as well as appropriate cycle provision. In addition the development

does not pose an increased risk to existing highway users or pedestrians above that of the existing development on-site.

6.15 Trees and Ecology

The proposed development is accompanied by full tree and ecological reports which should be read in conjunction with this statement and application. In summary however, the development does not give rise to matters of ecological importance and would not be harmful to existing trees of importance on-site, subject to the suggested mitigation measures within the reports.

6.16 Need for Smaller Market Housing in Rural Areas

Demographic shifts and housing needs in rural areas are experiencing significant changes, including an aging population, young professionals seeking affordable homes, and smaller households. The rise of single-person households, couples without children, and retirees looking to downsize demonstrates an increased demand for one- and two-bedroom units. Smaller homes can cater to these groups while promoting inclusivity and meeting diverse housing needs.

6.17 Smaller market housing is typically more affordable compared to larger family-sized homes, making it an attractive option for first-time buyers, low-income families, and older residents who wish to remain in their communities. In rural areas, housing affordability is critical to maintaining population levels and ensuring local communities thrive.

6.18 Policy DM19 (Affordable Housing) and Policy S1 (Sustainable Development), emphasise the importance of creating a diverse and balanced housing stock. The provision of smaller market housing addresses these policy goals, fulfilling the needs of underrepresented groups in rural areas and supporting sustainable development.

6.19 Smaller homes are ideal for individuals or couples looking to downsize, freeing up larger family homes for those who need them. This reduces under-occupancy and promotes a more efficient use of housing stock, creating a balanced housing market that meets the needs of all residents.

6.20 The availability of suitable housing for all demographics helps strengthen social ties within rural communities. Smaller homes enable older residents to remain close to their families and roots while allowing younger generations to settle locally, fostering intergenerational relationships and community resilience.

DESIGN AND ACCESS CONSIDERATIONS

7.0 SITE AND DEVELOPMENT:

7.1 The site forms part of the previously developed rear garden of 129 Church Road and has a total area of 0.105 hectares. While situated within designated countryside, the immediate area is residential in character, with properties of varying designs and scales. The site is reasonably accessible and benefits from existing vehicular access onto Church Road.

7.2 Existing Development

The existing development comprises:

- A one-bedroom annex (17.65 square metres).
- A detached double garage (18.87 square metres).
- A polytunnel (29.64 square metres).

The total footprint of the existing structures is 66.16 square metres.

7.3 Proposed Development

The proposal seeks to replace the above structures with a one-bedroom chalet bungalow, which will have a total footprint of **103.61 square metres**. A net increase of **37.45 square metres**.

7.4 However 72.56 square metres is over the ground floor with the remaining 31.05 square metres within the roof space meaning that the proposal only equates to **an increase of 6.4 square metres of additional floor space coverage**. This additional floor space is less than the associated hardstanding serving the annex, garage and polytunnel.

8.0 SCALE AND LAYOUT:

8.1 The chalet bungalow's size has been carefully considered to provide a modest one-bedroom dwelling that meets modern living standards while avoiding an overbearing presence on the site.

8.2 Materials and Appearance

The external materials will be selected to blend with the rural character of the area. This includes the use of red brick, timber and a plain tiled pitched that complements neighbouring properties.

8.3 Landscaping

The existing landscaping will be largely retained ensuring the garden's existing character is preserved and where possible enhanced. Allowing the new dwelling to be integrated positively into the sites current setting. New native planting and boundary treatments will enhance biodiversity and soften the development's visual impact where possible and can be controlled by planning condition.

9.0 ACCESS AND CONNECTIVITY:

9.1 Vehicular Access

The existing vehicular access from Church Road will be utilised. This access is suitable for the scale of development and will not require significant alterations.

9.2 Parking Provision

The proposal includes two dedicated on-site parking spaces, with the ability to turn on-site, ensuring compliance with Eastleigh Borough Council's parking standards and providing convenient access for residents and visitors. In addition 129 Church Road retains its on-site parking at the front of the site.

9.3 Cycle Storage

Secure cycle storage will be provided on-site to encourage sustainable transport options and support the Council's objectives for reducing car dependency.

9.4 Pedestrian Access

Safe pedestrian access will be ensured, with paths leading from the site entrance to the dwelling.

9.5 Accessibility Standards

The proposed chalet bungalow will be designed to meet accessibility standards, ensuring it is suitable for occupants with varying mobility needs, in accordance with part M of Building Control requirements.

10.0 SUSTAINABILITY

10.1 National and local planning policies encourage new development to be sustainable. This includes matters of location, sustainable methods of construction and ecology. In this instance the design incorporates energy-efficient features, including modern insulation, solar panels, and water conservation measures, aligning with sustainable development principles.

11.0 CONCLUSION

11.1 The proposed development represents a well-considered and sustainable replacement of existing structures on previously developed land. It enhances the site's utility and appearance while respecting its countryside location and residential character. The inclusion of two on-site parking spaces and secure cycle storage further contributes to the functionality of the site and supports sustainable transport options. The design delivers a modern, energy-efficient dwelling that meets the needs of future occupants and contributes positively to the local area whilst contributing to an identified housing need in an area with a recognised housing need for small scale market housing.

11.2 The local planning authority is therefore respectfully requested to grant planning permission for the proposed redevelopment of this previously developed site. This is to enable the applicants' to meet their own identified housing need within the Borough where the local authority has accepted it cannot deliver.