

STUDIOHOMER

Supportive Statement

Western Road

West End, Southampton SO30 3EL

Introduction

The following statement has been prepared to support the planning application for a self-build development adjacent to 2 Western Road. The applicant seeks permission to erect a 3-bedroom family home.

The following document is set out as follows:

- 1) Description and History of the Site
- 2) Planning Policy Statement
- 3) Design and Access Statement



Proposal in the context of Western Road

1) Description of the Site

Location

The site lies within an established residential area within the urban edge of Eastleigh Borough Council, where the principle of development is considered acceptable. The site is a subdivision of No. 2 Western Road, a plot that is far larger in size than other dwellings associated with Western Road.

The site currently comprises a detached dormer bungalow set back from the road with access from Western Road. However, the dwelling is more associated with Telegraph Road.

Topography

The land slopes downwards from the South-East corner. As a result, no.2 Western Road sits higher than its adjacent buildings to the north and west.

Local Character

Western Road is characterised by a mix of dormer and chalet bungalows with the occasional 2-story dwelling dispersed within the street. The material profile of the street is again varied. Below outlines the material identified in the street. Top photo: a drawing of no. 2, right: no. 8 , left: Pineview.

Materials	
Walls	Red brick, Render, Timber board
Roof	Slate, Concrete Tiles
Windows	UPVC of Varied Proportion
Landscape	Front gardens/driveways



2) Planning Statement

The proposal has been developed in regard to the relevant national and local planning policies, specifically:

National Planning Policy Framework (2024)

- Chapter 11: Making effective use of land, which seeks to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing.
- Chapter 12: Achieving well-designed places, which promotes good design sympathetic to local character while optimising sites to accommodate and sustain an appropriate amount of development.

Eastleigh Borough Local Plan 2016-2036

- Policy S1- requiring new development to meet sustainable objectives, such as promoting measures to design buildings that minimise energy use, optimising density and maintaining local environmental quality.
- Policy S2 - outlines that within the urban edge, as defined on the policies map, there is a presumption in favour of new development.
- Policy DM23 - outlines that within the urban edge as defined on the policies map, residential development through new build and sub-division will normally be permitted subject to the general development criteria and transport policies.
- Policy DM13 - outlining that new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes, including public transport and cycle and pedestrian routes as appropriate.
- Policy DM29 - requiring development to meet higher national access standards as set out in Part M of the building regulations.
- Policy DM30 - requiring development to meet Nationally Described Space Standards.

The following design statement will outline the considerations taken to ensure that the proposed development makes efficient use of the land at 2 Western Road while promoting good design that is in character with the street scene and meets local and national policy requirements.

2) Design and Access Statement

Use

The applicant seeks permission for their self-built project. The proposed dwelling will be used as a family home for 2 adults and 2 children. It will be their main residence.

Amount

Consideration has been taken to ensure the proposal is appropriate for family use. As a 3-bedroom (5 person) home, nationally described space standards recommend a GIA of 93 m², while the Residential Parking Standards SPD (2009) recommends 2 parking spaces. The proposal meets these standards with 2 parking spaces located to the front of the plot and a GIA of 132 m².

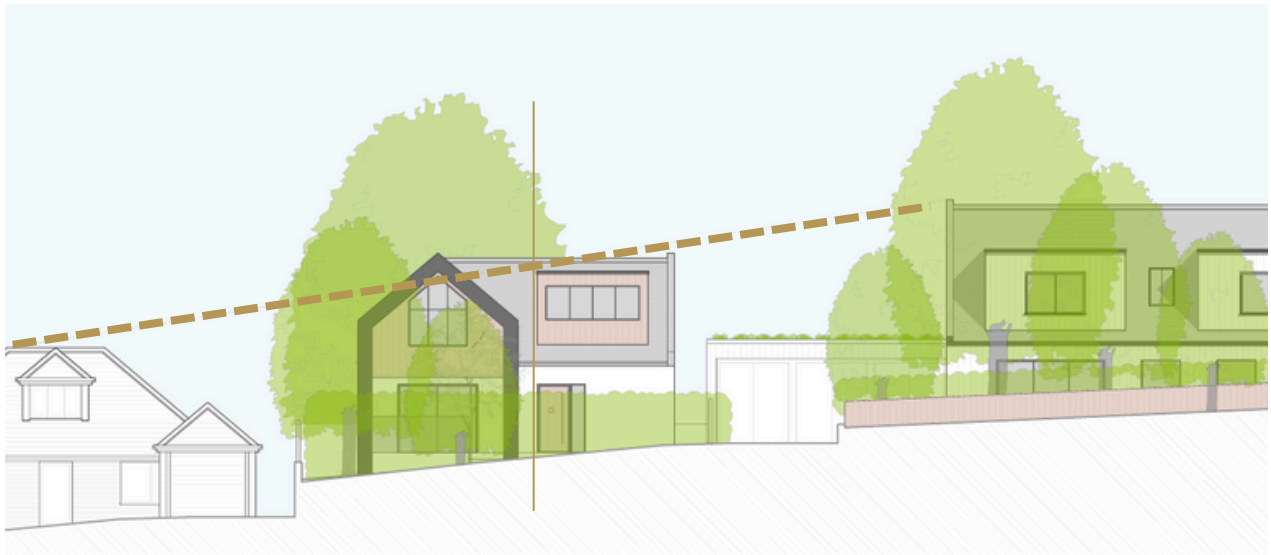
A 132m², 3-bedroom dwelling is an appropriate level of development for the plot. The proposed dwelling's footprint occupies 22%; this is in line with the neighbouring properties, where no.2 Western Road occupies 29% and no.4 Western Road occupies 25% (dwelling footprint/site area).

Layout and Access

The layout of the dwelling has been carefully considered to maximise space and light while maintaining a functional and comfortable living environment.

- Ground Floor: Access to the dwelling is located at the front of the building. Service functions such as the utility, w/c and kitchen are located east of the site to minimise outlook onto No.2 Western Road. An open plan living and dining area is located to the West of the dwelling with direct outlook to the front and rear gardens of the proposed dwelling and cross-flow ventilation. No windows will look over No.4 Western Road. An inset patio is located to the front of the property to provide a shaded seating area and reduce overheating from solar gain.
- First Floor: The first floor consists of three bedrooms, centred around a shared bathroom. The main bedroom is provided with an ensuite.

The layout has been considered to ensure the dwelling is both practical and comfortable, meeting the needs of its residents without compromising on neighbouring amenity.



Scale and Proportion

The scale of the proposal has been carefully considered to ensure the proposed dwelling sits comfortably within the existing context of Western Road.

Guidance from the Hedge End, West End and Botley Character Area SPD, the proposal seeks to maintain the predominant ridgelines along Western Road and Telegraph Road. Located on a hill, the height of the proposed building has been designed to follow the prevailing ridge heights between no.2 & 4 Western Road. A building height that steps between the two adjacent buildings will ensure the proposal feels proportionate to the street and follows local guidance.

The siting of the building has also been carefully considered with a 4m separation from no. 4 Western Road and 8m separation from No. 2 Western Road. This is consistent with the separation between buildings elsewhere on the street. Adequate separation will ensure that the building does not dominate the size or create an overbearing impact on its neighbouring dwellings.

Appearance

The proposed materials are consistent with the materials identified in section 1, with a white render finish, timber cladding slate effect roof, and grey UPVC windows. Number 2 Western Road has been refurbished with a similar material palette. As such, the proposal should be considered a positive addition to the street.

Conclusion

This Design and Access Statement demonstrates that the proposed self-build development adjacent to number 2 Western Road has been carefully considered in terms of amount, layout, scale, and appearance in line with local and national policy. Relevant policy identified in the NPPF, Eastleigh Borough Local Plan 2016-2036 and supporting documents seeks to make effective use of land, promote the development of family homes, and ensure good design is achieved.

The proposal will make effective use of a large plot occupied by 1 dwelling by creating an additional family home. Comparing the proposed footprint in relation to the site area between the proposal and adjacent buildings, it is clear that the proposal will be a more effective use of the site without overdeveloping the area.

A considered design of the internal layout and external treatment will ensure that the development will enhance the local character and provide high-quality living accommodation. Harm to the amenity of neighbouring occupiers is mitigated by ensuring the outlook of the proposed dwelling faces the front and rear of the property and that they do not overlook the private gardens of adjacent neighbours. Setting the ridge height consistent with the prevailing neighbouring heights will ensure the dwelling is consistent with the street and follows Local Policy Guidance.

As such, the proposal ought to be approved.

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