

Planning Statement: 253 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DX

Background: This Planning Statement is submitted to support and provide the background and rationale to the proposed development. It seeks to demonstrate that the proposal is acceptable in planning terms and should therefore be granted planning permission.

The Site: The application site relates to Winchester Road. It is a mid-19th century building, with white rendered elevations surround with pitched roof elevations. The property has a wide frontage with a garage forming part of the front elevation.

The application property and surrounding area: The property has 2 floors, with the entrance door being on ground accessed from the front elevation level off the road. The garage is level with the house, the garage has no garden access. The rear of the property where the doors lead to the garden. The front boundary comprises of the high-level vegetation and planting which will remain as part of the application. The upper floor windows to the front elevation are of a traditional style with a pitched roof over the property. The rear elevation of the building is undistinguished with white rendered and brick base elevations and fenestration limited to a pair of French doors and a single door with window. The garage is rendered as the house and across part of the rear elevation at ground floor level that extends towards the rear boundary. The rear boundary backs onto existing house with large trees in-between the properties. The property is residential use, used as family home with large amount of addition land surrounding it. The property is within a row of detached properties of different styles. The surrounding buildings are each 2/3 storeys that are similar with pitched roofs and not visible from the host dwelling. On the west side of the road there are semi-detached properties. The northern and southern end of the road hosts many similar dwellings. These buildings are set back from the road and have reasonable sized front and rear gardens.

The Proposal: The application seeks planning permission for 2 new semidetached dwelling in place of the existing house and will span most the width similar to the existing house. The new dwelling will have four bedrooms with bin storage, cycle storage and 3 car parking spaces each. The 2 new houses will not extend beyond the existing house on the side that the existing lounge is located on the host dwelling having minimal impact on the daylight of the neighbours house. The rear gardens of both properties will be separated by bushes and a fence with trellis both properties will retain large rear gardens. The proposal will retain the none of the existing building and seeks to match the style of the other dwellings in the area.

Main Planning Considerations: The main planning issues are considered below. The principle of alterations and extensions for a residential use.

The principle of some form of extension and alterations to the building for continued residential use must be acceptable as this is an existing residential building in a sustainable location.

Planning policies clearly allow for extensions and alterations to existing and new residential buildings, subject to all other material planning considerations being satisfactory.

The new dwelling in appearance will not look out of character on the street scene as there are many detached houses along the road, this design will appear as one dwelling when viewed from road side hidden by the existing frontage of the site. The Council is therefore obliged to consider this planning

application, which will result in an improvement to the layout and form of the building, and significantly improve upon the standard of accommodation, design and appearance.

The rear of the building is not visible from the public domain. Any development is therefore unlikely to be visible. The proposed new house extension is simple in form and respects the simple elevations that currently exist. It will not therefore impact on the character of the area.

Supplementary Planning Document on Building Alterations and Extensions. The proposal must also be considered in the context of enabling a general improvement to the building, which will facilitate repairs and general refurbishment of the front façade of the building and the front elevation to the house will not be changed, the existing garage will be removed contributing to an improvement in the appearance of the building.

The proposal will not therefore lead to any harm to the significance of the designated asset, even if weighed against the public benefits of the proposal which includes a significant enhancement of the existing residential accommodation for which there is a room to do so and demand, and in improving the appearance of those parts of the building that are prominent in the public domain, and in making the optimum viable use of the building.

The Impact on Neighbouring Properties. The depth of the new dwellings will maintain an adequate relationship with the adjoining properties and the roof extension is unlikely to have any adverse impact. Consideration has also been given to maintaining a reasonable outlook from the nearest habitable room windows of the adjoining properties, and in this respect an outlook of 45 degrees has been maintained to the rear of the extension from the centre point of the nearest habitable room windows at the rear of no 251 and 255. Understanding the above and given the orientation of the building and its relationship it is considered that there would be no significant harm arising to the amenities of the adjoining occupiers.

Parking and Highways: The proposal would not result in any significant increase in traffic generation or demand for parking. There would remain adequate parking on site, controlled, parking facilities if they are required and any servicing requirements such as refuse collection would continue to operate as per the current arrangements. It is therefore considered that there are no parking or highway safety concerns arising from the development.

Sustainability: The proposal would comprise the redevelopment of the front garden space that is currently used as hard surfaced patio area. It is in a sustainable location and can be undertaken without any adverse harm and with no impact on local ecology or biodiversity. It would therefore be a sustainable development. The proposal will be constructed in accordance with the Building Regulations and National Technical Standards. Contaminated Land and Flood Risk. The site will not have an impact on the flooding indicating that there is very low probability of flooding occurring within the vicinity. There is also no evidence that the site would act as a source of contamination, which could have an impact on key receptors, such as people, ecological systems, property or a water body. In addition, as the site has always been in residential use, it is considered that there are no matters arising in respect of contaminated land or flood risk. Notwithstanding that the proposed development is considered appropriate to this site, the applicant has considered and reviewed the proposal in the light of relevant planning policies and guidance.

“Technical Housing Standards” (March 2015) and the Mayor of London’s Housing Supplementary Planning Guidance (March 2016). The improvement to the existing standard of accommodation and the standard of the new accommodation is therefore considered acceptable and appropriate to the site. The Impact on Neighbouring Properties The depth of the rear extension will maintain adequate.

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) set out the Government’s economic, environmental and social planning policies. It encourages the building of new homes and acknowledges that there should be a presumption in favour of sustainable development In accordance with the NPPF paragraph 14, LPA’s should “positively seek opportunities to meet development needs” and should grant permission “unless any adverse impacts significantly outweigh the benefits when assessed against the policies as a whole.” There is a need for new residential accommodation in the area. There is a need to improve the standard of the existing accommodation. It is material to the determination of the application that the Council must enable housing development within its area. Regional Planning Policies (The London Plan). There are a number of policies within the London Plan that are applicable to this development, and it is considered that the proposal will meet all of the objectives set out by these policies. The Mayor’s Housing Supplementary Planning Guidance (March 2016) sets out minimum space standards for new residential development and provides guidance on the quality of new housing and internal space standards which are met by the new dwelling. Planning policy and guidance also currently places a great emphasis on providing new residential accommodation in appropriate locations, particularly in London where there is a pressing housing need. This proposal responds to that need by improving the standard of accommodation of the existing area as well as enabling the creation of additional units of accommodation.

Conclusion: To conclude, the key benefits of the proposals can be summarized as follows: • A new residential accommodation for which there is a need and demand, • Efficient and appropriate use of an existing building and land that is in a sustainable, urban location, No significant harm to the character of the building or the surrounding area, nor the amenities of the adjoining properties, and, No parking or highway safety concerns. It is therefore respectfully requested that the Council grant planning permission. Should there be any concerns regarding the application, the applicant will be willing to address them prior to a decision being made, in accordance with the NPPF that requires Local Planning Authorities to approve applications for sustainable development where possible, especially where they improve the economic, social and environmental conditions of the area as this proposal does.