

DESIGN ACCESS STATEMENT

29 HOCOMBE ROAD CHANDLERS FORD HAMPSHIRE SO53 3SN

INTRODUCTION - This statement should be read in conjunction with the plan proposals prepared by CMCdesign architectural services, which together form the planning application submitted to Eastleigh Borough Council for the demolition of the existing dwelling and erection of a replacement dwelling.

SITE LOCATION - The application site is on Hocombe Road, a leafy settlement area of Chandlers Ford, defined as a 'Special Character Area' by Eastleigh Borough Council. 29 Hocombe Road is a single storey detached dwelling in a generous sized, verdant land corner plot set back and well screened from Hocombe and Marlborough Road. The dwelling fronts Hocombe Road with driveway access, although there is also an existing driveway access onto bordering Marlborough Road. The surrounding area is residential in nature and characterised with a variety of dwellings, primarily detached, of varying architectural style, height and appearance, reflecting a pattern of gradual densification and architectural evolution

The existing dwelling is of modest architectural merit, offering limited accommodation and poor energy efficiency. Its design does not contribute significantly to local distinctiveness and is nearing the end of its practical lifespan.

PROPOSAL - The proposal includes for the demolition of the existing dwelling and erection of a replacement dwelling. The proposed dwellings layout is akin to the requirements of modern family living, with 5 bedrooms and an annexe bedroom located above an attached garage block.

Materials palette chosen will be sympathetic to the character of the local area, but of a contemporary nature including buff facing brick, charred timber cladding and rendered walls under a tiled pitched roof, with black frame windows. A zinc standing seam roof will be over the garage block which further enhances the quality of materials chosen and visual appeal of this property.

The proposed dwelling will be constructed to modern standards with high quality materials. The development would offer vast improvements over the existing dwelling in terms of its overall energy efficiency and sustainability.

Approximate Overall Site area 2335 m² (within red site boundary line)

Existing Dwelling Total Gross Internal Floor Area 130m² / 1399ft²

Proposed Total Dwelling Gross Internal Floor Area 460m² / 4952ft²

(Ground Floor GIA 215m² / 2315ft² and First Floor GIA 245m² / 2637ft²)

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

The proposal would see the erection of this replacement dwelling appropriate to its plot size, and comparable in size and layout to neighbouring properties in the immediate area. This approach ensures the development sits comfortably within the street scene as well as alongside neighbouring dwellings in an accepted and traditional manner.

The proposed development would retain the existing driveway accesses along with the existing trees and landscaping around the site boundaries. The only material change would be the replacement dwellings increase in ridge height and its siting within the plot. There has been a conscious and considered decision to rotate the orientation of the dwelling and position the proposed 1st floor habitable windows away from 15 Marlborough Road to remove any direct overlooking issues this may bring and respect the living conditions and private rear amenity to which they currently enjoy.

ACCESS - The existing vehicular access point from Hocombe and Marlborough Road will be retained. On-site parking will be provided for 4+ vehicles, including provision for electric vehicle charging. Level access will be provided from the public highway to the main entrance and internal layout of the home.

TREES – An up-to-date Tree Constraints Survey and Report as well as an Arboricultural Impact Assessment has been prepared by Trevor Heaps and submitted as part of this application.

ECOLOGICAL – An Ecological Impact Assessment and Biodiversity Net Gain Assessment has been prepared by Vespar Conservation & Ecology to reflect the current site conditions.

Ecological Enhancement Ecological enhancements are proposed, in accordance with planning policy, as follows:

- Installation of a bat and bird box as noted within the PEA Report by Vespar Conservation & Ecology submitted with the application.
- The existing garden space is already mature and has various garden plants both native and non-native along with various established trees bounding the site which are all to be retained, as noted on Trevor Heaps Arboricultural Impact Assessment submitted with the application. However, the inclusion of additional native planting which benefits insects would provide a valuable enhancement. 20 plants (bedding plants or shrubs) which are recommended on the 'RHS pollinators lists' (Plants for Pollinators advice and downloadable lists / RHS Gardening) are to be carefully selected to further enrich the already well stocked garden as part of the ecological enhancements.

SUSTAINABILITY – 29 Hocombe Road currently comprises a mix of permeable and largely impermeable surfaces, with surface water drainage directed to existing mains. The paving and driveway proposed are specifically to be of permeable construction, reducing surface water run off, and it is proposed that surface water drainage be directed to suitably designed soakaways, to meet with Building Regulations compliance. The rear of the proposed garage would be an ideal location for a rainwater harvesting butt.

The existing garden consists mostly of soft landscaping, and this is to be largely retained, as noted on the submitted Arboricultural Impact Assessment. The applicants welcome the opportunity to remove non-native species and plant flowering and fruiting native species, enhancing the natural landscape to clearly elevate the biodiversity net gain of this site.

The applicants are committed to creating a highly sustainable and energy efficient home. Their approach goes beyond the minimum requirements of the Building Regulations for conservation of fuel and power, aiming for superior performance in energy use and resource management. Key sustainability strategies include maximising natural ventilation, especially cross ventilation to reduce reliance on mechanical cooling and improve indoor air quality. Generous window openings are designed to enhance natural light and air flow further supporting design principles that minimise energy consumption and promote occupant comfort.

PLANNING POLICY –

National Planning Policy Framework – NPPF 2012 - Updated December 2023

An overview of those planning policies relating to the planning application as well as other material considerations.

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.

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.

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

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

Promoting sustainable transport, with 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.

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."

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.

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.

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.

Local Planning Policy 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 –This proposal represents a sensitive and sustainable redevelopment of the site, providing a modern two-storey dwelling that enhances the quality and character of the area.

It delivers a high standard of design, responds positively to the Eastleigh Borough Local Plan policies, and aligns with the national principles of good design set out in the NPPF (2023).

The development will replace an outdated dwelling with a modern, efficient, and attractive family home that contributes positively to the local community and built environment

Officers are therefore polite fully requested to approve this application.