

SIX TWO STOREY DWELLINGS

**WOOLMER GATE & WOOLMER VIEW,
LONGMOOR ROAD, GRIGGS GREEN**

PLANNING STATEMENT

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Client: T Bonnar

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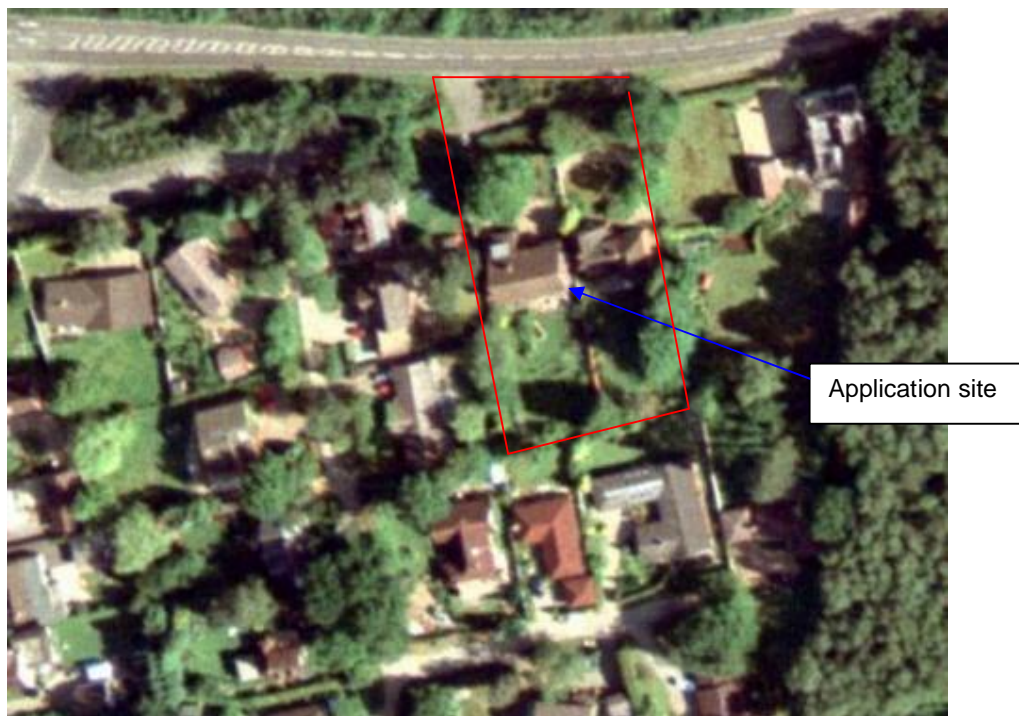
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- 1 Environment Agency flood map**



1.0 **INTRODUCTION and BACKGROUND**

- 1.1 Southern Planning Practice is instructed by T Bonnar to prepare a Planning Statement to support a planning application submitted by Format Milton, Architects for development at Woolmer Gate and Woolmer View, Longmoor Road, Griggs Green. This follows pre-application discussions with Mary Bird and Julia Mansi of EHDC Planning Services
- 1.2 The application site comprises two existing residential properties fronting Longmoor Road towards the eastern edge of the settlement at Griggs Green. The aerial photograph below shows the existing dwellings and surrounding development



- 1.3 There are currently two existing two-storey dwellings on the site. These are flanked on the west by housing fronting Pines Road with the dwellings at right angles to the application site flank boundary. At the rear are two single storey bungalows. On the eastern flank is a detached dwelling in large grounds.
- 1.4 Currently there are vehicular accesses to each of the two dwellings. These cross the old alignment of the Longmoor Road before joining the new alignment that leads to the village of Liphook and the A3 trunk road.

2.0 **THE PROPOSAL**

2.1 The application is for redevelopment of the two properties that stand on a site of approximately 0.22 ha. The proposal is to demolish the two existing properties and erect six new two-storey houses within the site. These will be served by a new single point of vehicular access and each dwelling would have space to park two cars.

2.2 The design approach and the context of the development are explained in the Design and Access Statement prepared by Format Milton and is not repeated here.

2.3 The photograph below illustrates the form the development would take.



2.4 The development has been designed in a contemporary style and to sit within the context of the site. The dwellings have been sited to avoid encroaching onto and underneath the significant trees on the boundary or on adjoining land. The design has also carefully addressed the potential for overlooking and loss of privacy to adjoining properties in the manner in which the fenestration avoids directly looking into those properties. Each dwelling has private amenity space. The amenity area to be provided for the two rearmost dwellings is greater because of the need to keep a 3m easement zone either side of a

sewer. This area could be used for ground source heating pipework as discussed in the Design and Access Statement.

2.5 The density of development is 27 dwellings per ha. Currently the average net site density of development in the immediate area is approximately 12 dpha, which is well under the Government's minimum density standard for new development of 30 dpha.

2.5 The surrounding area is a mix of dwelling sizes and types with detached single and two storey houses dating from various decades. There is no uniformity of design and as a result no significant design constraints. There are some significant trees on the boundaries of the site that will serve to screen the built form and provide a maturing backcloth to the new dwellings.

3.0 PLANNING HISTORY

3.1 There is no relevant planning history for the two existing properties. In the locality the most significant planning history relates to the nearby residential estate at Bircholt Road that was the subject of a housing allocation in a previous Local Plan and a subsequent Development Brief. That development was completed in the 1990s and lies to the west.

4.0 **PLANNING POLICY**

4.1 The Development Plan for Griggs Green comprises the Hampshire County Structure Plan Review 1996 –2011 and the East Hampshire District Local Plan: Second Review. The former contains strategic planning policies and the latter the more detailed local planning policies.

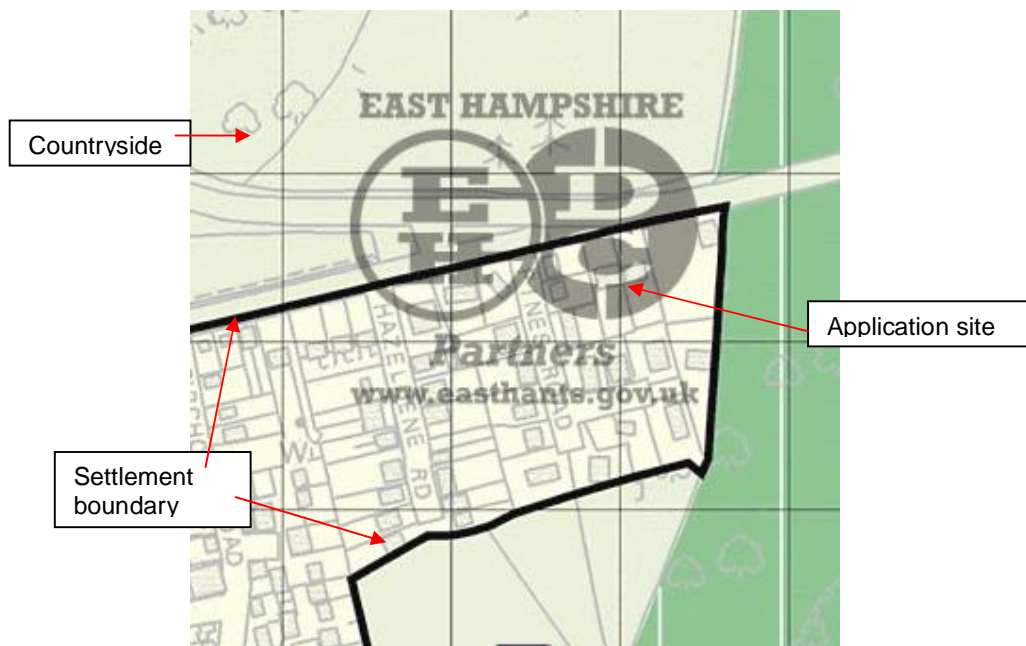
Hampshire County Structure Plan Review 1996 - 2011

4.2 The only saved policy of the Hampshire County Structure Plan 1996-2011 Review (HCSPR) that remains relevant is:

T5 Permission will be granted provided the transportation requirements of the development can be accommodated.

East Hampshire District Local Plan: Second Review

4.3 The recently adopted Second Review Local Plan amplifies the former strategic policies of the Structure Plan and provides detailed development control policies. Griggs Green is a developed area with a settlement policy boundary and the application site lies within that boundary as shown below.



- 4.4 Policy GS2 sets out the planning authority's preferred location for development and Griggs Green is one of the named settlements. The policy states that:

"In its determination of an application for planning permission for development within a settlement policy boundary, the Council will have regard to the following material considerations:

- a. the full and efficient use of land;*
- b. sympathy with the character and appearance of the area and the suitability in scale, massing, design, appearance, materials, layout and siting, both in itself and in relation to nearby buildings, spaces and views;*
- c. landscaping;*
- d. protection of the living conditions of existing and future residents from, for example, noise, dominance and loss of light and privacy;*
- e. safety and convenience on the public highway; and*
- f. any other environmental matters".*

- 4.5 Policy H3 elaborates on policy GS2 in that it requires that:

"Within settlement policy boundaries, planning permission will be granted for residential development provided that it would comprise:

- a. the re-use or redevelopment of previously-developed land or buildings;*
- b. the re-use of vacant or under-used land or buildings;*
- c. the conversion, sub-division or change of use of buildings; or*
- d. infilling.*

This is amplified by policy H5 that requires residential development within a settlement policy boundary to be for no less than 30 dwellings per hectare and;

- a. contribute to a more sustainable pattern of development;*
- b. be in sympathy with the character and appearance of the area and be suitable in scale, massing, design, appearance, materials, layout and siting, both in itself and in relation to nearby buildings (including parts of buildings), spaces and views;*
- c. not detract from the living conditions of existing and future occupants as a result of, for example, noise, dominance and loss of light and privacy;*
- d. include enough space for private and public use (including children's play space) and visual amenity; and*
- e. provide parking (including for cycles) and turning space in accordance with adopted parking standards"*

- 4.6 Policy HE1 is a general design policy requiring a high standard of design for new development that makes a worthwhile contribution towards maintaining or improving the quality of the environment. New development is required, amongst other things, to harmonise with its surroundings, respects the appearance and treatment of the spaces between and around buildings that are important to the quality and character of the local environment.

National Planning Policy and Guidance

- 4.7 PPS1 – Delivering Sustainable Development sets the general tone for planning policy and development. It re-affirms the principles of sustainable use of land, good design and protection and enhancement of the environment. It encourages making the best use of development opportunities on under used land. Paragraph 5 states that Planning should ensure “*high quality development through good and inclusive design*”. The amplification of the approach to be taken is found in paragraphs 33 – 39 and the good practice guidance set out in “By Design – Urban design in the planning system: towards better practice”, “By Design – better places to live” and “Safer Places – the Planning System and Crime Prevention”.
- 4.8 PPS3 Housing sets out a number of housing policy objectives in paragraph 10 amongst which are:
- “*Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.*”
 - § “*A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.*”

The Government’s policy is to ensure that housing is developed in suitable locations that offer a range of community facilities and with good access to jobs and key services. This should be achieved by making effective use of land. The PPS also advises that the national annual target is that at least 60 per cent of new housing should be provided on previously developed land. This includes residential gardens.

- 4.9 Furthermore paragraph 68 of PPS3 states that:

“When making planning decisions for housing developments after 1st April 2007, Local Planning Authorities should have regard to the policies in this statement as material



considerations which may supersede the policies in existing Development Plans”.

- 4.10 The design approach to the development complies with the advice of PPS3, paragraph 16 namely that new housing :

“is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.”

It should be noted that design is not included in the matters to complement the local area.

In this respect paragraph 16 of PPS3 supersedes the local plan policy H5 so far as design is a factor to be taken into account when assessing impact on character is concerned.

- 4.11 The proposed development clearly accords with Government Policy and advice in PPS1 and PPS3.

5.0 PLANNING CONSIDERATIONS

- 5.1 The starting point for the determination of any planning application or appeal is the development plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission be determined in accordance with the relevant policies in the plan, unless material considerations indicate otherwise.
- 5.2 National, strategic and local planning policies, make clear that there is a need to make more efficient and effective use of land commensurate with the immediate environment. In fact, the policies go further. They require new development to be of the highest quality, sustainable, and sensitive to the needs of the people and the impact on the environment. The proposed development complies with national and local planning policy in that the site is within a settlement, is an underused resource and provides a valued addition to local housing stock without environmental harm. It would make the best use of previously developed land.
- 5.3 The application site is currently the site of two established residential properties within a built-up area recognised by the Council as suitable for development. It constitutes previously developed land for the purposes of PPS3. Its form and function is clearly domestic and is part of the established settlement at Griggs Green. The site is not visible in the wider context. The aerial photograph on page 1 shows the location of the site in relation to this part of the settlement. It can be seen that the site is located within a developed area and has a very close affinity to its built surroundings.
- 5.4 The site is within a Settlement Policy Boundary as defined in the East Hampshire District Local Plan: Second Review where development is acceptable in principle, in accordance with policy H3 and other policies within the Local Plan. The development represents a density of 27 dwellings to the hectare, which although just under the minimum of 30 dpha is appropriate given the relationship with adjacent development and the constraint imposed by the sewer crossing the site. In recent years residential development at Griggs Green and nearby Liphook has taken a variety of forms and new development has been at higher density. For example development at Bircholt Road has been undertaken at 40 dpha, Lark Rise at 25 dpha and Chalcroft Close at 27 dpha. The proposed density is therefore appropriate in the context of the immediate built environment and recent development granted planning permission in the locality.

- 5.5 In any event density is only a mathematical calculation that is in itself not a sound means of judging the acceptability of a proposal. It is the form, design, scale and siting that are the material considerations and for this reason the fact that the proposed development is a higher density than the average of the development in the vicinity is not in itself a material planning consideration.
- 5.6 The Design and Access Statement submitted separately from this Statement explains in more detail the context of the site and the issues that informed the detailed design. In this respect discussions have been held with officers of the Council and the contemporary design approach was supported.
- 5.7 The form, mass and density of the development are appropriate to the surroundings and consistent with the general approach the Planning Authority takes to ensure that the amenity and privacy of adjacent dwellings is not compromised. In this respect the Council usually regards 22m as being the minimum distance between principal elevations. There would be 25.6m between the proposed dwellings and the houses on the western boundary and 24m between the proposed and existing bungalows at the rear.
- 5.8 Development of a site mirrors the depth of development in Pines Road and makes optimum use of the site but still leaves space where the development backs on to the bungalows at the rear. The proposed dwellings are a minimum of 15m from the rear boundary and there is approximately 24m between the principal elevations. The spacing therefore conforms with the planning authority's usual development control criteria for siting new dwellings as well as making efficient and effective use of the site in compliance with PPS3 and Local Plan policy. The form of development has been carefully tailored to suit the site and its surroundings and is wholly appropriate to the urban context of the site. The development would as a result fit within its surroundings without any significant adverse effect on the amenity of adjacent properties.
- 5.9 The essential character of the area is residential with development taking a variety of forms. There is a mix of older and more recent development in a variety of forms and styles. The proposal would continue that trend and add a contemporary development to the mix of styles to be found in the locality. Variation in design and style is not a bad thing per se. In planning policy terms (EHDLP:SR policy H5) new development is required to be **in**

sympathy with the character of the area in terms of its scale, massing, design, appearance, materials, layout and siting. However PPS3 puts a slightly different context on the question of design and requires that new development complements the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. In this particular location there is no one recognisable or definable character. Rather the composition of the built environment is very much ad hoc with a range of building styles that provide no consensus of character. Within such an area contemporary design would add to the variety and interest of the built environment.

- 5.10 As noted in section 4 above the policy approach in PPS3 supersedes that of local plan policy H5 and it is necessary for development to integrate with, and complements, the neighbouring buildings and the local area. It is not necessary for development to copy or be of the same design character as that of adjacent development. The proposal therefore complies with national and local plan policy to make full and effective use of previously developed land. There will be no significant impact on residential amenity.

Open space

- 5.11 The normal requirement for a financial contribution towards off-site open space provision for the four additional dwellings would be met.

Integrated Transport

- 5.12 The normal requirement for a financial contribution towards sustainable transport measures for the four additional dwellings would be met.

Flooding

- 5.13 The author is aware that the community and local residents often raises issues about flooding in the Griggs Green locality. The Environment Agency flood maps on their website have been checked and the plan at appendix 1 shows that the application site is not subject to flooding and that this is not a planning issue.

6.0 **CONCLUSION**

- 6.1 The application is wholly consistent with planning policy and results in an attractive addition of new development to the settlement. It is in effect an appropriate form of development to the site and its surroundings on previously developed land. There is therefore a sound basis for the proposal and planning permission should be granted.

APPENDIX 1 Environment Agency Flood Map

The screenshot shows the Environment Agency Flood Map interface for GUSO TPB. The main map area displays a detailed view of the Griggs Green area, including labels for 'Griggs Green', 'Westlands', 'Liphoo', and 'Bohult'. A red arrow points to a specific location on the map, which is identified by a callout box as the 'Application site'. The interface includes a search bar on the left, a legend on the right, and a 'What's on the map?' section with instructions. The map scale is indicated as 1:20,000.

Map of GUSO TPB :

Click on Learn more, then click the symbol or area on the map to see more information.

Click on the map to ...

Zoom Learn more

Current map scale: 1:20,000

What's on the map?

1. Tick the boxes.
2. Click the name next to the box to find out more.

Flood maps more

- Flood maps more Click Learn more to see details
- Flooding from rivers or sea without defences
- Edges of extreme flood
- Flood defences
- Areas benefiting from flood defences

Click here to find out what else is in your backyard.

Application site

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