

ATLAS

PLANNING GROUP

PLANNING STATEMENT

CHURCH HOUSE, CATHERINGTON LANE, WATERLOOVILLE, PO8 0TE

April 2021

TABLE OF CONTENTS

| | |
|--|----|
| Introduction | 3 |
| Site Description | 3 |
| Relevant Planning History | 4 |
| Planning Application – 317123/004..... | 4 |
| Planning Application – 317123/003..... | 4 |
| Planning Application – 317123/001..... | 4 |
| Planning Application – 317123 | 4 |
| The Proposal | 4 |
| Planning Considerations | 5 |
| Principle of Development | 5 |
| Impact on Character of the Area | 6 |
| Residential Amenity | 10 |
| Highways Impact..... | 11 |
| Planning Balance & Conclusions | 12 |

INTRODUCTION

1.1 This Planning Statement has been prepared by Atlas Planning Group in support of an application for full planning permission seeking the change of use of an outbuilding to a holiday let and associated alterations.

1.2 This Statement will assess the development proposal in the context of adopted national policy that is set out in the National Planning Policy Framework, as well as the local Development Plan Documents respectively.

1.3 This Statement should be read in conjunction with BBD's Design Statement and the following submitted plans:

- Existing and Proposed Block Plan
- Existing Elevations
- Proposed Elevations

SITE DESCRIPTION

2.1 The application site comprises an outbuilding within the grounds of Church House, a large, detached house on the west side of Catherington Lane, opposite the War Memorial and All Saints Church.



Figure 1: Site Location. Source: Bing Maps

2.2 The site is wholly within Flood Zone 1 according to the EA's flood map for planning, where there is a low risk of flooding.

2.3 The site is within a Conservation Area but is not listed. The nearest designated heritage asset is the All Saints Church on the other side of Catherington Lane.

RELEVANT PLANNING HISTORY

PLANNING APPLICATION – 317123/004

3.1 An application for works to trees was submitted in September 2020 and approved in October 2020.

PLANNING APPLICATION – 317123/003

3.2 An application was approved in 2010 that sought permission for a new porch to the main house.

PLANNING APPLICATION – 317123/001

3.3 An application was approved in 2006 that sought permission for a single storey office/games room to the side of the main house after demolition of outhouse.

PLANNING APPLICATION – 317123

3.4 An application was approved in 2002 that sought permission for a single storey rear extension to the main house.

THE PROPOSAL

4.1 The description of development is as follows,

“Change of use of existing outbuilding to holiday let and associated works.”

4.2 The works requiring planning permission for the change of use can be summarised as follows:

- Proposed double doors in place of existing windows to the rear elevation (north); and
- Creation of bathroom and store cupboard within part of existing car port area;

4.3 The existing GIA is 52.7m² and the proposed GIA is 52.2m². Although the bathroom is being provided, the GIA is decreasing due to converting the existing walls into habitable spaces.



Figure 2: Existing photograph of front elevation

PLANNING CONSIDERATIONS

- 4.4 East Hampshire's Local Plan (2014) is the Primary Development Plan Document (DPD) and the starting point for determining planning decisions within the authority area, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.5 The National Planning Policy Framework (NPPF) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for all planning decisions.
- 4.6 The policies and guidance contained within the statutory DPD and all other relevant material considerations have been reviewed to ensure the proposal is an appropriate form of development for the application site.

PRINCIPLE OF DEVELOPMENT

- 4.7 CP9 '*Tourism*' supports the re-use of suitable existing buildings in the countryside to provide tourist accommodation, particularly where these would benefit local communities and support the local economy.

- 4.8 CP19 *'Development in the Countryside'* sets out how the only development allowed in the countryside will be that with a genuine and proven need for a countryside location such as rural enterprises (CP6).
- 4.9 CP6 *'Rural Economy and Enterprise'* states how development will be permitted for, inter alia, the **conversion of rural buildings to tourism accommodation, provided that they do not harm the character of the site or its surroundings or do not adversely affect natural beauty, wildlife, cultural heritage and opportunities for recreation.**
- 4.10 There is a presumption in favour of new tourism facilities under Policy TM1 of the East Hampshire District Local Plan Second Review (2006). Additionally, saved policy (2006) C14 *'Conversion of Buildings in the Countryside'* also supports the change of use of buildings, particularly when encouraging new enterprises in rural areas.
- 4.11 Saved Policy TM3 *'Visitor Accommodation Outside Settlement Boundaries'* states that visitor accommodation will be permitted for, inter alia, change of use of suitable residential properties or rural buildings, provided that they are of a scale and nature appropriate to their surroundings and will not cause disturbance to local residents or danger to the public highway.
- 4.12 To prevent the creation of a new dwelling in the countryside, the Applicants would accept an appropriately worded planning condition for the holiday let to remain under the same ownership as the main house.
- 4.13 The proposals directly align with the requirements of CP6 and CP9 and therefore the development is acceptable in principle. The remainder of this Statement will consider the other following matters:
- Impact upon Character of the Area
 - Residential Amenity
 - Highways

IMPACT ON CHARACTER OF THE AREA

- 4.14 Paragraph 127 of the NPPF highlights that decisions should ensure that proposals are sympathetic to the local character and history of the surrounding built environment.
- 4.15 Policy CP29 states that new development will be required to *"ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features."*

- 4.16 It is also a necessary requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the setting of any listed buildings and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservations Areas affected by development proposals.
- 4.17 This is reinforced by the NPPF (2019) at Section 16, which emphasises the importance of conserving and enhancing the historic environment.
- 4.18 Saved Policy HE5 '*Alterations to a Building in a Conservation Area*' states that alterations to unlisted buildings in a Conservation Area will only be permitted if they preserve or enhance the character of the building and the Conservation Area.
- 4.19 Saved Policy HE6 '*Change of Use of a Building in a Conservation Area*' sets out how planning permission for the change of use of a building in a Conservation Area will be permitted provide that it would neither:
- a) *Require any changes in the appearance or setting of the building other than those that will preserve or enhance the character or appearance of the area; nor*
 - b) *Harm the surroundings as a result of traffic generation, vehicle parking and servicing, or noise.*
- 4.20 The Catherington Conservation Area was designated in February 2003. The nearest listed building to the site is the All Saints Church (Grade II*) opposite the site. The extract below is the character appraisal of the wider CA.



Figure 3: Extract of CA Character Appraisal

4.21 The proposal comprises the conversion of an existing outbuilding. As mentioned, the main works required for the change of use are to provide a bathroom and store cupboard within part of the existing car port area. It will be enclosed within the existing structure and therefore be an in-keeping addition.

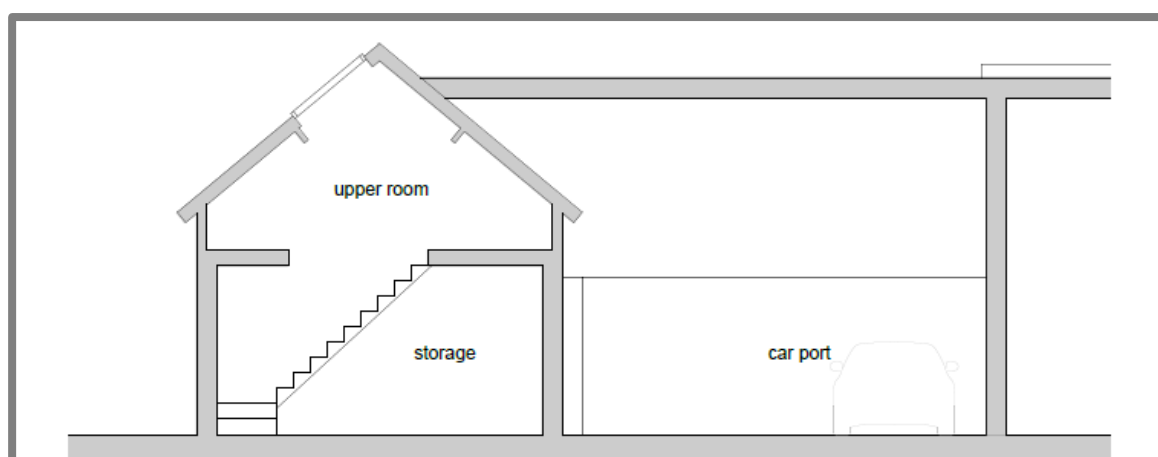


Figure 4: Existing section

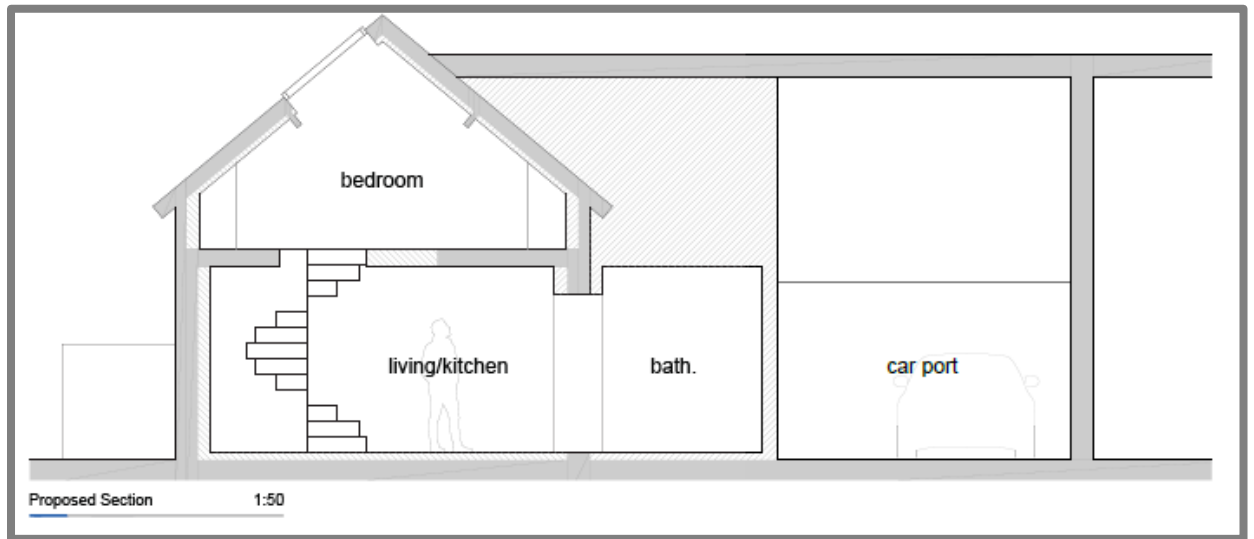


Figure 5: Proposed section plan extract

4.22 As shown by the existing and proposed elevations, there is no change in the appearance of the building when viewed from Catherington Lane, thereby preserving the character and appearance of the Conservation Area.



Figure 7: Existing and proposed street view (no changes proposed)



Figure 8: Existing photograph showing rear elevation (north). Ground floor window proposed to be doors.

- 4.23 Owing to the above, given there will be no change in the appearance of the building when viewed from the street, the proposal will preserve the character and appearance of the Conservation Area and accord with Saved Policies HE5, HE6 and Policy CP29.

RESIDENTIAL AMENITY

- 4.24 Policy CP29 states that new development is required to *“ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features”*.
- 4.25 Paragraph 127 of the NPPF further highlights that decisions should ensure proposals are *“inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”*.
- 4.26 The change of use would not adversely impact the occupiers of Church House due to the distance, window locations and fact the users of the tourist accommodation would be their guests. The proposed tourist accommodation will also be of high quality providing any visitors with an excellent level of amenity.

4.27 Overall, the proposal complies with the criteria identified in Policy CP29 and paragraph 127 of the NPPF.

HIGHWAYS IMPACT

4.28 Paragraph 109 of the NPPF (2019) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe.

4.29 Policy CP29 of the Joint Core Strategy states that new development is required to “*provide car parking in a way that secures a high-quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary*”. Policy CP31 also seeks to ensure that proposals provide adequate, convenient, and secure vehicle parking in accordance with adopted plans.

4.30 The East Hampshire District Council Vehicle Parking Standards SPD states that for hotels/motels/guesthouses a minimum of 1 space should be provided per bedroom. There is ample driveway space at the site to accommodate such parking.

4.31 There is also a bus stop directly outside of the site on Catherington Lane, providing regular services to and from nearby Waterlooville and surrounding settlements such as Cowplain and Horndean.



Figure 9: Google Map Extract showing bus stop location

4.32 As such, the proposal would not have a severe detrimental impact on the operation or safety of the highway network.

PLANNING BALANCE & CONCLUSIONS

5.1 The proposed development seeks to convert an existing outbuilding to a holiday let. The proposals ensure:

- The development accords with national and local planning policies;
- The proposed change of use and minor alterations will preserve the character and appearance of the Conservation Area;
- The change of use will preserve residential amenity; and
- The change of use will not cause severe impacts to the local highway network.

5.2 We therefore commend the proposal and in accordance with the presumption in favour of sustainable development, we request that the LPA approves this application without delay.