

Planning application for the erection of proposed garage and garden store

49 Cliddesden Road, Basingstoke, RG21 3ET.

On behalf of Mr & Mrs Collis.

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1. Introduction.

- 1.1. This Planning, Heritage, Design & Access Statement has been prepared by Pegasus Group on behalf of Mr & Mrs Collis (the “applicant”) and accompanies and supports an application for householder planning permission for the erection of an outbuilding (the “proposed development”) at 49 Cliddesden Road, Basingstoke, RG21 3ET (the “application site”).
- 1.2. The purpose of this report is to provide context and details of the site and the proposed development, including key information relating to the design of the scheme and heritage considerations, and to assess the proposed development and its acceptability in planning terms, having regard to the Adopted Development Plan and any other material considerations pertinent to the determination of the application.
- 1.3. The report takes the following structure:
 - **Introduction** – this section provides the introductory context to the report;
 - **The Site & Proposed Development** – this presents a detailed description of the application site, its wider context and planning history, before providing a description of the proposed development;
 - **Planning Policy Considerations** – this sets out the planning policies and guidance documents relevant to the proposed development;
 - **Assessment of Proposed Development** – this assesses the proposed development against the relevant planning policies and other material considerations;
 - **Conclusion** – this section provides the concluding remarks of the report.



2. The Site & Proposed Development.

The Site.

- 2.1. The application site comprises 49 Cliddesden Road, which is located to the eastern side of Cliddesden Road, within the Fairfield's Conservation Area.
- 2.2. The property was constructed within the 1880/90s and is a large detached 2.5-storey house constructed of red brick, red clay tile roof, timber windows and doors.
- 2.3. The site is not a Listed Building; however, the property is identified as a 'notable' building within the Fairfield's Conservation Area Appraisal Document, therefore it makes a positive contribution to the character and appearance of the conservation area.
- 2.4. The Fairfield's Conservation Area Appraisal Document identifies the essence of the conservation area as rows and terraces of two-storey brick Victorian and Edwardian housing, intermixed with key individual buildings and defined by public and private open spaces. Original street patterns remain clear as laid out in the late 19th and early 20th centuries.
- 2.5. Due to the small domestic scale of most buildings in the area, it is the group value of buildings that contributes most significantly to the overall character of the area. However, it is the contributory character of individual buildings and their constituent parts that form the core values of these groups of buildings.
- 2.6. The site is also located within an Article 4 direction which removes permitted development rights relating to Classes A, C, D E, F of Part 1 of Schedule 2, Classes A and C of Part 2 of Schedule 2, and Class B of Part 31 of Schedule 2 of the General Permitted Development Order 2015, where development fronts either a highway or open space.
- 2.7. The western boundary of the property fronting the streetscene sees a brick wall boundary treatment, planting and a gated entrance. An area of hardstanding wraps around the front of the property. To the rear of the property is a large rear garden.
- 2.8. The property was originally built as a private residence, functioned as a children's home, then as a Young Person and Family Support Centre, before being converted back to a single dwelling in 2012. The site has been subject to a number of planning applications over the years, associated with these uses including change of use applications, and applications for minor alterations and extensions.

The Proposed Development.

- 2.9. The proposed development comprises the construction of a detached outbuilding including a garage and garden store. The development measures a maximum of 4.40m in width, 9.95m in length, and measures 2.37m at the highest level of the eaves and 4.35m at the ridge height (both measured from the lowest ground level owing to sloping ground).
- 2.10. The proposed outbuilding would be sited to the southern side elevation of the existing property, between 49 and 51 Cliddesden Road.



- 2.11. The development is proposed to be constructed of a traditional style and would feature outward opening timber doors to the front elevation, and timber doors to the side and rear elevations.



3. Planning Policy Considerations.

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that planning applications for development should be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.
- 3.2. The Development Plan for Basingstoke and Deane Borough Council relevant to this application comprises the Local Plan (2011 – 2029). Relevant policies of the local plan includes:
 - Policy SD1 of the local plan relates to sustainable development;
 - Policy EM10 seeks to deliver high quality development; and,
 - Policy EM11 relates to the historic environment.
- 3.3. Consideration is also given to the Design & Sustainability Supplementary Planning Document and the Farfields Conservation Area Appraisal Document.
- 3.4. National policy is set out within the National Planning Policy Framework (the “Framework”) 2021 which forms a material consideration to be accorded significant weight in the determination of planning applications. Relevant chapters including Section 12: Achieving Well-Designed Places and Section 16: Conserving and Enhancing the Historic Environment.
- 3.5. Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

4. Assessment of the Proposed Development.

Principle of Development.

- 4.1. The application site is sustainably located, being set within a long-established residential area located within close proximity to Basingstoke Town Centre, and within defined settlement limits. The proposal represents sustainable development in this respect and accords with Policy SD1.
- 4.2. By virtue of the nature of the proposed development, the principle of the proposed householder extension can therefore be accepted, subject to an assessment of the impacts of the proposal upon the character and appearance of the existing dwelling, neighbouring properties and the Fairfields Conservation Area; and the amenity of neighbouring properties.

Design Considerations and Impacts to the Conservation Area.

- 4.3. Policy EM10 of the local plan seeks to deliver high quality development. Householder developments will be required to respect the local environment and amenities of neighbouring properties in accordance with the following principles:
 - a) *Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;*
 - b) *Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;*
 - c) *Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;*
 - d) *Are visually attractive as a result of good architecture;*
 - e) *Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and*
 - f) *Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.*
- 4.4. Policy EM11 relates to the historic environment and seeks to ensure all development conserves or enhances the quality of heritage assets in a manner appropriate to their significance. The Fairfields Conservation Area Appraisal Document identifies the core values which contribute to the quality of the conservation area.
- 4.5. The proposed outbuilding, by virtue of its design, is considered to be a sympathetic addition to 49 Cliddesden Road which responds positively to the existing property, the surrounding area and the Fairfields Conservation Area.

- 4.6. Firstly, the proposed outbuilding features a traditional style. It is constructed of timber which matches materials used in the construction of the existing dwelling, and on properties in the locality.
- 4.7. It also features traditional doors which open outwards, rather than the modern 'up and over' style, and the rear and side elevations feature traditional timber doors.
- 4.8. The proposed outbuilding features windows on the garage doors, these windowpanes are small and square in shape which matches the style which appear on the existing dwelling.
- 4.9. Finally, the roof style and the pitch of the roof matches that of the existing dwelling.
- 4.10. It is considered the design of the proposed outbuilding would secure high-quality and visually attractive design which is sympathetic and ensures it matches the character and appearance of the existing property, and other properties within the Fairfield's Conservation Area. Accordingly, it matches and responds to local distinctiveness, including the established architectural style, contributes towards a sense of place.
- 4.11. In addition, the proposed development is considered to add visual merit to the streetscene and surrounding conservation area in that a high-quality and attractive garage building which responds positively to the locality would be provided on what is currently an expanse of hardstanding which offers little value to the streetscene.
- 4.12. The Fairfield's Conservation Area Appraisal Document identifies that it is the group value of buildings that contributes most significantly to the overall character of the area. However, it is the contributory character of individual buildings and their constituent parts that form the core values of these groups of buildings. This high-quality and visually attractive outbuilding would contribute to the conservation area as an individual building owing to its design and character, but also respond to buildings in the locality contributing to the group value of buildings making up the special qualities of the conservation area.
- 4.13. Accordingly, the proposal would help preserve and enhance local distinctiveness, sense of place and the existing streetscene, and enhance the character and appearance of the existing dwelling through high-quality design.
- 4.14. Overall, the proposed development would secure high-quality and visually attractive design which preserves and enhances the character and appearance of the existing dwelling and avoids any unacceptable impacts to neighbouring properties or the surrounding conservation area in accordance with criteria 2.a, 2.c, 2.d of Policy EM10, the aims of Policy EM11, and paragraph 130 of the Framework.
- 4.15. Notably, there is a similarly designed garage in terms of proposed scale and massing, and proposed roof pitch at 47 Cliddesden Road, which sets precedent for this type of development. Notwithstanding this, the proposed outbuilding at the application is considered to respond more sympathetically to the locality by virtue of its more traditional design.
- 4.16. There is a similar outbuilding comprising a garage located at 1 Castle Road, approximately 125 metres to the west of the site. There is a separate outbuilding comprising a double garage to the rear of the property on the corner of Wallis Road and Cliddesden Road, just 50 metres to the west of the site.

- 4.17. Therefore, it is clear there are other examples of outbuildings with garages in the vicinity of the site and the proposal would not appear out of keeping with the character and appearance of the surrounding area in this regard.

Amenity Considerations.

- 4.18. Policy EM10 of the local plan seeks to deliver high quality development. It requires householder extensions/development to provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD.
- 4.19. By virtue of the design of the proposals, including its siting in relation to neighbouring properties and its reasonable scale, the proposal would not have any adverse impacts to residential amenity as a result of any unacceptable overbearing or overshadowing impacts. No windows are provided to the southern side elevation of the garage which faces the neighbouring dwelling, therefore no loss of privacy would be experienced
- 4.20. The proposed outbuilding would provide current and future occupiers of the property with a secure on-site parking space, alongside additional amenity space within the store, whilst retaining reasonable levels of outdoor amenity space. These additions to the existing dwelling would enhance the residential amenity of the existing dwelling.
- 4.21. The proposal would therefore comply with policy EM10(2.b) of the local plan and meet the aims of paragraph 130(f) of the Framework.

Other Considerations.

- 4.22. The remaining criteria of Policy EM10 of the local plan seeks to deliver high quality householder developments by ensuring proposals provide appropriate parking provision (including bicycle storage) and provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD.
- 4.23. The proposed development would affect existing parking provision, however only insofar as existing parking provision for 1 no. vehicle would be provided in a secure garage. The remainder of the existing parking spaces at the site would be retained and would be unaffected by the development proposals. In terms of the existing waste and recycling storage areas all of which will continue to be accommodated within the application site and shall operate in their established manners.
- 4.24. Furthermore, Policy EM10 also highlights the importance of having due regard to the relationship with existing environmental features. Given there are a number of trees on-site, regard has been had to ensuring their retention.
- 4.25. This application is therefore accompanied by an Arboricultural Impact Assessment which demonstrates that the proposed outbuilding would not require the felling or removal of any existing trees. Whilst some minor pruning works will be undertaken this shall not be an annual requirement and as such the proposal would not result in any change to the character of the local environment.
- 4.26. From an operational perspective, suitable protection measures will also be incorporated throughout the construction period to ensure there are no adverse impacts on the root



protection zones or associated soil conditions. The proposal therefore fully accords with criteria 2.c, 2.e and 2.f of policy EM10 in this respect.



5. Conclusion.

- 5.1. This letter supports an application seeking householder planning permission for the erection of an outbuilding at 49 Cliddesden Road, Basingstoke, RG21 3ET.
- 5.2. The proposed outbuilding has been demonstrated to secure high-quality, visually attractive and sympathetic design which would preserve and enhance the character and appearance of the existing property and the Fairfields Conservation Area.
- 5.3. Furthermore, the proposed development would avoid adverse impacts to the amenity of neighbouring occupiers and would enhance amenity space for current and future occupiers of 49 Cliddesden Road by providing secure on-site parking.
- 5.4. The proposed development would not adversely affect existing parking, or waste and recycling arrangements.
- 5.5. As such, the proposed development would fully accord with policies EM10 and EM11 of the local plan and there planning permission should be granted.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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