

Planning application for the construction of a rear extension.

49 Cliddesden Road, Basingstoke, RG21 3ET.

On behalf of Mr & Mrs Collis.

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Contents.

- 1. Introduction.....3
- 2. The Site & Proposed Development.....4
- 3. Planning Policy Considerations.....6
- 4. Assessment of the Proposed Development.....7
- 5. Conclusion.....10

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 construction of a rear extension (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.
- 2.9. 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.

- 2.10. The proposed development comprises a rear extension. The development measures a maximum of 8.10m in width, 7.5m in length, and measures 2.9 at the height of the flat roof, and 3.10m at the height of the roof window.
- 2.11. The development is proposed to be constructed of a contemporary style and would comprise glass within a metal frame.



- 2.12. The proposed development would enable the expansion of the existing dwelling to form a larger open-plan kitchen, breakfast and living area.

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 single-storey rear extension is a subordinate addition to the existing dwelling by virtue of its height, and its scale and width which ensures it would not appear as an over-

dominant or incongruous addition to the existing property, helping to preserve its established character and appearance.

- 4.6. The contemporary design of the development introduces a new style of architectural design to the property; however, the contemporary nature of the proposed development is considered to complement its existing traditional design. The contrast achieved between the two elements allows the individual styles and form to be read separately and so the existing character of the property is preserved, whilst being enhanced by the contemporary addition.
- 4.7. Accordingly, the proposed development is considered to provide high-quality and visually attractive design which is sympathetic to the existing character of the dwelling.
- 4.8. The siting of the proposed development within the site ensures there is a reasonable separation distance between the proposed development and neighbouring properties. This reduces the visual impact of the extension upon neighbouring properties, which is further reduced through the presence of established boundary treatments and ensures no unacceptably harmful effects would be experienced to the character and appearance of neighbouring properties.
- 4.9. The proposed single-storey rear extension measures approximately 8 metres in width, and therefore covers only a proportion of the width of the existing dwelling which measures 14.60 metres at the widest part. The single-storey extension would be screened from the streetscene by the study and cloakroom at the existing property. As the extension would not be visible from the street, its more contemporary design would have little impact on the character and appearance of the conservation area, and it would not contravene key features of the conservation area.
- 4.10. Accordingly, the proposal would help preserve local distinctiveness, sense of place and the existing streetscene, and enhance the character and appearance of the existing dwelling through high-quality innovative design.
- 4.11. In summary, the proposed development would secure high-quality and visually attractive design which preserves and enhances the character and appearance of the existing dwelling in accordance with Policy EM10(2.d).
- 4.12. In addition, the proposal responds assimilates effectively and sensitively into the site and avoids any unacceptable impacts to neighbouring properties, and preserves the surrounding Conservation Area, in accordance with Policy EM10(2.c) and Policy EM11. As such, local distinctiveness, sense of place and the existing street scene are preserved in accordance with Policy EM10(2.a).
- 4.13. Overall, the proposal would meet Policy EM10 (criteria 2.a, 2.c and 2.d), and Policy EM11 of the Local Plan, and paragraph 130 of the Framework.

Amenity Considerations.

- 4.14. Policy EM10 of the local plan seeks to deliver high quality development. It requires householder extensions 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.

- 4.15. By virtue of the design of the proposals, including its reasonable scale, non-intrusive fenestration, and its siting which ensures reasonable separation distances to neighbouring properties, the proposal would not have any adverse impacts to residential amenity as a result of any unacceptable overbearing, overshadowing or overlooking impacts.
- 4.16. The proposal would achieve an extension to the existing property to maximise indoor amenity space whilst retaining a sufficient amount of outdoor amenity space for both current and future occupiers, enhancing their residential amenity.
- 4.17. Accordingly, the proposed development would comply with policy EM10(2.b) of the local plan, the Design and Sustainability SPD, and meet the aims of paragraph 130(f) of the Framework.

Other Considerations.

- 4.18. The remaining criteria of Policy EM10 of the local plan seeks to deliver high quality householder extensions 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.
- 4.19. The proposed development would not affect existing parking provision, which is located to the front of the property, some distance from the extension at the rear of the property. Nor would the development affect existing waste and recycling storage areas which would continue to be accommodated within the application site and operate in their established manners.
- 4.20. 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.
- 4.21. This application is therefore accompanied by an Arboricultural Impact Assessment which demonstrates that the proposed extension 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.
- 4.22. In terms of construction, suitable protection measures will also be incorporated throughout this period to ensure there are no adverse impacts on the root protection zones or associated soil conditions. The proposed extension would therefore make sure all existing trees are retained in an appropriate manner to safeguard their health over the lifetime of the development.
- 4.23. By virtue of the above, the proposed development would accord with the objective of both national and local planning policy including criteria 2.c, 2.e and 2.f of policy EM10.

5. Conclusion.

- 5.1. This Statement supports an application seeking householder planning permission for a proposed rear extension at 49 Cliddesden Road, Basingstoke, RG21 3ET.
- 5.2. The proposed rear extension 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 preserve the character and appearance of neighbouring dwellings and the Fairfield's Conservation Area.
- 5.3. The proposed development has also been demonstrated to enhance residential amenity for current and future occupiers of the property by maximising indoor amenity space and is well-designed as to avoid adverse impacts to the amenity of neighbouring occupiers.
- 5.4. The proposed development would not 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 the development is considered to be acceptable in principle and suitable and acceptable for the grant of planning permission.

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

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