



Technical Note

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New Dwelling at Elmcroft Bramley Road Pamber End

230001 Rev -

Planning Statement

March 2023

Rev	Issue Purpose	Author	Checked	Reviewed	Approved	Date
-	Final	GAC	gc	GAC	GAC	28 th March 2023

1 Introduction

1.1 This statement has been prepared on behalf of Mr and Mrs Searle in support of an Outline Planning application for the construction of a single 3-bedroom dorma bungalow to the rear of an existing dwelling known as Elmcroft at Bramley Road Pamber End Hampshire. With all matters reserved except for access.

1.2 It should be read in conjunction with the submitted supporting drawings:

- 230001-01A Block Plan;
- 230001-01A Site Location;
- 230001-02A Block Plan of Existing;
- 230001-03 Block Plan of Proposed;
- 230001-04 Site Access

2 The Site

- 2.1 The application site extends to approximately 0.095 Ha and form part of a large existing back garden to Elmcroft.
- 2.2 The site is accessed from an existing private driveway which joins directly onto the Bramley Road via a standard private driveway construction. That will be shared with Elmcroft, the driveway within the curtilage of the site will be extended along its eastern boundary to service the new dwelling.
- 2.3 Along this boundary are trees and hedgerow that will be retained to maintain the existing screening to the neighbouring property. The remainder of the site will retain mature trees where possible within the site's new curtilage. The site is relatively flat in topography and would be expected due to its existing use as a domestic garden.

3 Planning History

- 3.1 With the exception of the construction of Elmcroft the site has no previous planning history.

4 The Proposal

- 4.1 The application seeks Outline Planning Permission for the construction of a single dwelling on land to the rear of Elmcroft.
- 4.2 The dwelling will be of three-bedroom, storey brick construction with a dormer tiled roof and integrated double garage. As the application is outline in nature no further details are available or required.
- 4.3 That said, secure cycle storage is proposed within the garage. Together with refuse and recycling storage within the curtilage.

5 Planning Policy

- 5.1 Section 70 of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 In the case of this application, the relevant Development Plan consists of the Basingstoke & Deane Local Plan. The National Planning Policy Framework and its accompanying Planning Practice Guidance together with Supplementary Planning Guidance are material considerations. There is currently no Neighbourhood Development Plan.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

5.3 The National Planning Policy Framework (NPPF) and its accompanying practice guidance are also key material considerations. Although not development plan policy, it represents important guidance which sets out the Government's approach towards planning for new development.

5.4 At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 10) which should be seen as a foundation for both plan-making and decision-taking (paragraph 11). This states that proposals that accord with up-to-date development plan policies should be approved "without delay". Where the development plan is either silent or out-of-date, planning permission should only be refused where the adverse effects would "significantly and demonstrably outweigh the benefits".

5.5 Footnote 8 to Paragraph 11(d) advises that out of date means, "*for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years*"

5.6 The Council has confirmed in their most recent published Authority Monitoring Report (December 2021) that, notwithstanding the addition of a 5% buffer in accordance with the Housing Delivery Test, it cannot demonstrate a 5-year supply of deliverable housing sites (5YHLS) as required by the National Planning Policy Framework 2021. It has confirmed that following the latest Housing Delivery Test, it is able to demonstrate 4.5 years of deliverable housing land supply. In this regard, the housing policies within the Basingstoke Local Plan are considered to be out of date, and as such carry very limited weight.

Basingstoke & Deane - Adopted Core Strategy 2012

5.7 This document sets the strategic objectives for the borough for the plan period. The following policies are considered to be relevant. They are explored in more detail later in this statement, relevant to the scheme appraisal.

- **Policy SS1** – Scale and distribution of new housing
- **Policy SS6** – New housing in the Countryside
- **Policy CN6** – Infrastructure
- **Policy CN9** – Transport

Supplementary Planning Documents

5.8 The council has also published a number of non-statutory supplementary planning guidance documents (SPD) and other guidance notes (GN). The following are considered to be relevant in this instance.

- Design and Sustainability SPD (2018)
- Housing SPD (2018)
- Parking Standards SPD (2018)
- Planning Obligations for Infrastructure SPD (2018)
- New homes in the countryside to meet a locally agreed need GN (2019)

6 Planning Assessment

6.1 As the application is outline in nature with access determined it is considered that the Principle of Development and Access are the only matters to be determined at this stage.

Principle of Development

6.2 The site is located outside of a defined settlement boundary, and therefore for the purposes of planning policy is considered to fall within the countryside. Policy SS1 of the Local Plan aims to direct development to within the identified Settlement Policy Boundaries and specific site allocations. Within the countryside it is the intention to maintain the existing countryside, prevent the coalescence of settlements, and resist the encroachment of development into rural areas. The countryside is therefore subject to a more restrictive policy.

6.3 Policy SS6 of the Local Plan outlines the exceptional circumstances where it may be appropriate to allow new housing development in the countryside. Development in the countryside will only be permitted if the site and development satisfy the following criteria:

- a) on previously developed land;
- b) is part of a rural exception scheme;
- c) is for the re-use of an existing building;
- d) involves the replacement of an existing dwelling;
- e) is small scale to meet a locally agreed need;
- f) is required to support an existing rural business; or
- g) is allocated by a Neighbourhood Plan.

6.4 The proposed single dwelling would comply with exception SS6(e) insofar as the development meets the definition of 'small scale'. In this respect, the proposed development would fail to satisfy policy SS1 but would meet policy SS6 as 'small scale development'.

6.5 It is noted that the development is taking place within a large rear garden of an existing property that forms part of a linear residential area within Pamber End. As such, will not form encroachment or coalescence which policy SS1 is attempting to protect.

6.6 In addition notwithstanding the non-conformity with policy SS1, it is also important to consider the wider material considerations. The Council is unable to demonstrate the necessary 5YHLS with buffer, and as such the housing policies within the Local Plan, including policies SS1 and SS6, are considered to be out of date and the 'tilted balance' is engaged (NPPF, paragraph 11(d)).

- 6.7 Having regard to the NPPF, the application site is not physically isolated, in fact it is located within a linear area of existing residential development, as discussed above, and within an hamlet. Development of this kind in similar location is also supported by favourable case law, in this regard. As such, the development will contribute to the enhancement or maintenance of a viable rural community.

Access

- 6.8 Policy CN9 requires that highway movements are not of an inappropriate type or level as to compromise highway safety with safe and convenient access to be provided for potential users through a compatible on-site layout with appropriate parking. The need for on-site parking is additionally reflected within Policy EM10 with respect to ensuring that the amount, design, layout and location accords with parking standards as set out within the Parking Standards SPD.
- 6.9 Due to the nature of the development, that being a single dwelling it is not considered that a Transport Statement is required. As the potential traffic generation from the development negligible and will not lead to a severe detrimental impact on the operation and safety of the local highway network.
- 6.10 It is proposed to utilise an existing access which has been in use by Elmcroft for many years. The proposed extension to the driveway together with turning area will be acceptable to enable cars and larger vehicles to access and egress the site in a forward gear. As demonstrated on the site layout plan sufficient on curtilage parking is provided.

7 Conclusion

- 7.1 This Planning Statement sets out that the proposed development accords with Policy SS6(e) of the Local Plan and there are material considerations that demonstrate that the principle of development is acceptable.
- 7.2 The Council's lack of a five-year housing land supply engages the 'tilted balance' exercise under paragraph 11(d)(ii). This exercise identifies that the benefits of additional housing and the conformity with the Development Plan in terms of site-specific considerations outweigh any potential reasons for refusal.
- 7.3 The development is acceptable, and the 'tilted balance' is engaged as per NPPF paragraph 11(d). As such there is no reason that an Outline Planning permission cannot be granted with appropriate conditions related to reserve matters being applied.