



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Design and Access Statement:

64 Beech Road, Bishops Green, RG20 4AD

**Garage Conversion and Associated Change of Use
of the Existing Domestic Garage to be Used as a
Music Studio (with teaching) under Use Class E.**

On Behalf of Mr. Simon Daruvala

Drafted by **Planning By Design**

Application

Planning By Design (The agent) has been instructed to act on behalf of Mr. Simon Daruvala (the applicant) to submit a planning application to Basingstoke and Deane Borough Council (the Local Planning Authority) for a: Garage conversion to a music studio, with an associated material change of use for teaching at: 64 Beech Road, Bishops Green, RG20 4AD (the site). In support of this application, the following planning statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site location is at 64 Beech Road, Bishops Green, RG20 4AD, with the site itself consisting of a terraced double storey dwellinghouse, on corner plot. The site benefits from a large rear and front parking area, with the garage itself being detached from the main dwellinghouse.

The immediate vicinity of the site is residential in character with similar terraced and semi-detached dwellings, as well as variety of amenities and services nearby in Newbury.

The site is not associated with any significant planning constraints or any particularly sensitive landscape designations, including not being located within a Flood Zone or a Conservation Area.



Fig 1. – Site Location Plan

The Proposal

The application proposal is for a garage conversion to be used as a music studio space for practise and teaching, rather than for car parking at the dwelling. This will be a very small-

scale enterprise, and will require a change of use of the structure from Class C3 to Class E. As a professional drummer, the applicant would like to use the studio for recording and their own practice, and also to teach face-to-face lessons from, two nights a week, from 4pm - 6pm/6:30pm.

There will be no changes to the massing of the garage, in that it will not be extended as part of this proposal. The music studio will be 9.5m(sq) and sound insulated and will be for the use of teaching drumming to students. There will also be a waiting room with at 2.5m(sq) and a storage area at 2.5m(sq.)

Regarding the garage door, as part of this proposal the applicants wish to replace this with a new rolling garage door to match existing, as well as a new external door to access the studio. To ensure its design remains in keeping with the area the materials, finishing used, and its style and form will match those already existing at the dwelling.

There will be no further alterations to the external elevations or dimensions of the structure.



Fig. 2- Existing Floor Plans



Fig.3- Proposed Floor Plans

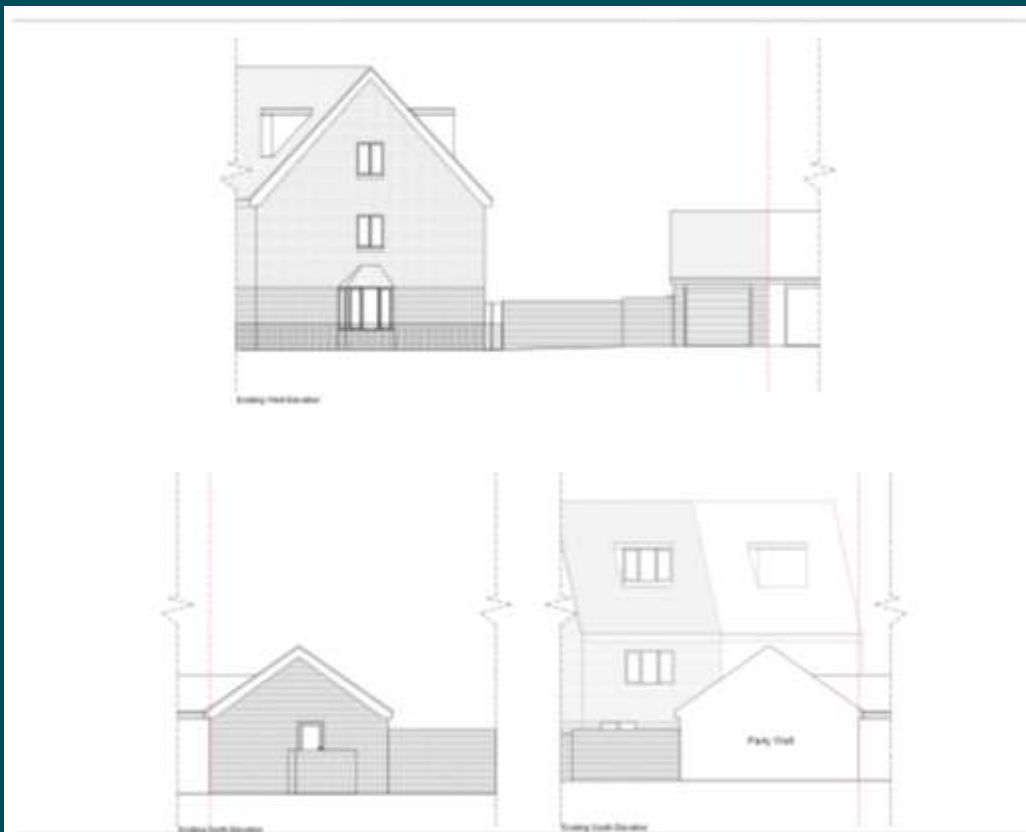
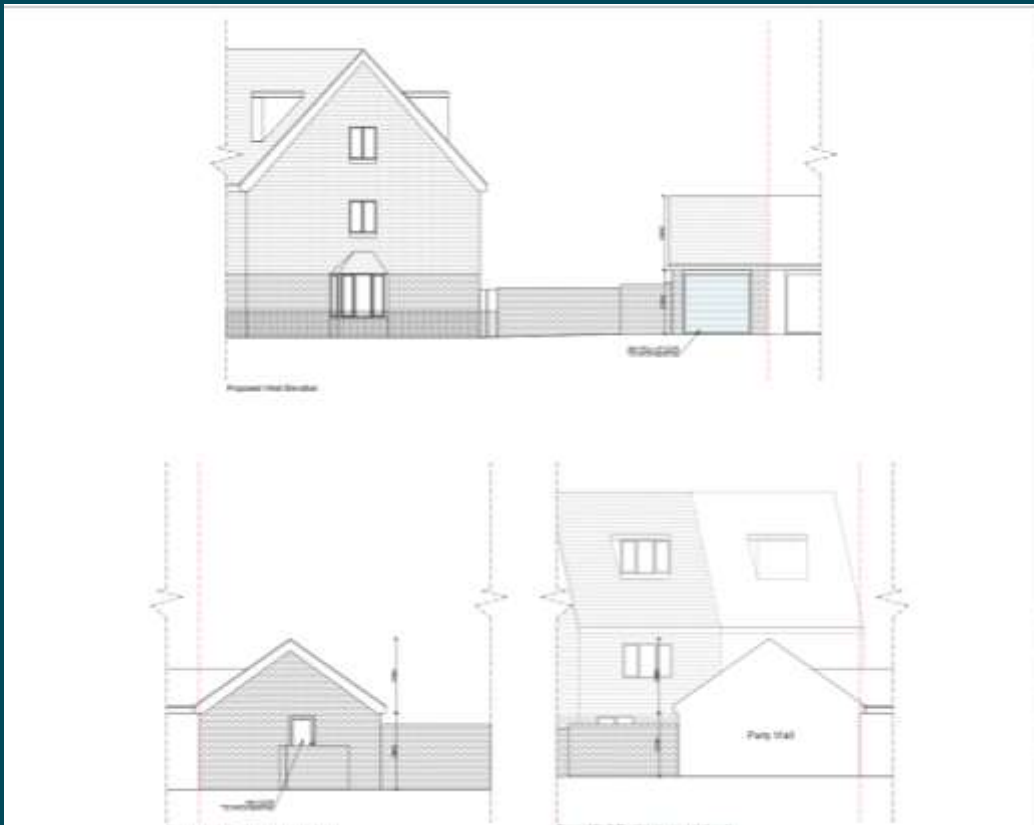


Fig. 4- Existing Elevations



Fig,5 Proposed Elevations

Planning History

A search of the council’s planning database found no relevant planning history found for this site, however, approvals for various similar projects were found throughout surrounding area.

Principle of Development

This application requests the material change of use of the domestic garage at the site, to be used as a small music studio for recording, practice, and teaching, under use class E, rather than its present C3 use class. The remainder of the site and dwellinghouse at the site will remain under C3 usage, this application is simply for the independent use change of the garage.

The Town & Country Planning (Use Classes) (amendment) (England) Order 2017 defines Class as:

USE CLASS E – COMMERCIAL, BUSINESS AND SERVICE

Use, or part use, for all or any of the following purposes: a) Shop other than for the sale of hot food b) Food and drink which is mostly consumed on the premises c) the following kinds of services principally to visiting members of the public i. financial services ii. professional services (other than medical services) iii. any other services which it is appropriate to provide in a commercial, business or service locality d) Indoor sport and recreation (not swimming

pools, ice rinks or motorised vehicles or firearms) e) Medical services not attached to the residence of the practitioner f) Non-residential creche, day centre or nursery g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)

Therefore, a small-scale music studio associated musical teaching business falls into use class E, within the Use Class Order from 1 September 2020, as the business will provide a small-scale commercial professional music teaching service and allow the applicant to practise and teach as a professional drummer in a studio environment.

The site is located in a mostly residential area, outside of the main town centre and primary shopping frontage area.

As will be discussed further below, the proposed use and frontage would be in keeping with the area, and not cause detrimental harm to neighbouring occupiers. The proposed use would not present a demonstrable harmful use within such a locality. It is also normal to find at home music studios and music teaching within residential areas within the United Kingdom.

The main considerations of this application are the potential impact of the change of use on parking and highways, the character and amenity of the surrounding neighbouring properties, the design and impact on the visual character of the local area, general character of the area. This will be discussed within regards to the guidelines and policies set out below:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

As detailed above, the Development Plan consists of the Policies of the Local Plan.

Assessment

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework 2021
- National Planning Practice Guidance.
- Basingstoke and Deane Local Development Plan 2016
- Design and Sustainability Supplementary Planning Document (July 2018)
- Parking Supplementary Planning Document (July 2018)

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria.

National Planning Policy Framework 2021 (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: *The proposal will positively contribute to all three development objectives outlined in the National Planning Policy Framework. From a social perspective, the proposal will provide a much-needed home music studio and teaching space for the applicant's venture, and his students. This will ensure that the applicants can maximise the use of the site, providing longevity to its design. From an Environmental perspective, the proposal will not have a negative impact upon nearby occupiers or erode the landscape character, or impact on any protected species or soft landscaping. Economically, the proposal will help stimulate economic activity at a local level as local fitters and suppliers will be sought following planning approval, and the applicant will be able to provide professional service from his home, thereby contributing to the economy.*

Section 12 of the NPPF relates to achieving Well-designed Places which states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Furthermore, Section 12 of the NPPF also outlines that:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

b) are visually attractive because of good architecture, layout, and appropriate and effective landscaping.

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Analysis: *The proposal will lead to the creation of a useful and well-designed addition to the site leading to a functional user space for the occupant and lifetime of the dwelling. The character of the proposal offers an appropriate matching material to those existing at the dwellinghouse, and due to its intelligent design will not erode the visual amenity of the site or wider streetscape.*

As it will involve converting an existing structure, it will not overdevelop the site or detract from the character of the dwellinghouse. Therefore, any impacts on adjacent land as a result of overshadowing are unlikely to be significant in comparison to the status quo. Soundproofing will be included and there will be no further fenestration, causing no further concerns than the existing development. Thereby mitigating any significant overlooking issues for adjacent or opposite properties. Sufficient off-street parking is provided at the site and locally for the applicants and his students, and the development will make use of existing site access and services.

Local Planning

The following section evaluates the proposed development in accordance with the relevant policies and Council's supplementary design guidance to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria.

Basingstoke and Deane Local Development Plan 2016

- Policy SD1 (Presumption on Favour of Sustainable Development)
- Policy CN7 (Essential Services and Facilities)
- Policy CN8– (Community, Leisure and Cultural Facilities)
- Policy CN9 (Transport)
- Policy EM10 (Delivering High Quality Development)

- Policy EM12 (Pollution)

Design and Sustainability Supplementary Planning Document (July 2018)

Parking Supplementary Planning Document (July 2018)

Design

Policy EM10 relates to design, all new building and developments must be designed to the highest design standards, based on a clear rationale, and aesthetic based on the characteristics of the area, without overlooking or overshadowing other properties. The policy also promotes the use of appropriate materials and sustainable building as laid out in SD1, and accessibility, appropriate function, and scale for the area a new development is situated and incorporation of inclusive design. It also relates to respecting the local character and distinctiveness of the area, this is also further explored in Design and Sustainability Supplementary Planning Document (July 2018.)

Analysis of Design: *The proposal is in keeping with the above, as it is well designed and complimentary to the character of the site and wider area. Consideration has been given to the scale, massing, density and siting. The external alterations are minor and well thought out, thus the proposal is subservient and subordinate to the dwelling and will have low visual prominence, respectively. The proposed materials are appropriate, in that they match existing materials at the site and will not erode the character of the area. It will thereby cause little to no visual disturbances to the streetscape and townscape and is line with policy EM10 and the SPD.*

From an external perspective, the proposal will also look like any other dwellinghouse and garage within the area, and its use as a Class E music studio will be 'anonymous' to a large degree. There would therefore be little impact upon the character or visual amenity of the area.

Amenity Considerations

Policy EM10 considers the effect of development upon residential amenity (both to existing and new residents,) addressing aspects such as the character of the area, privacy and private open space, light, noise and disturbance. This is supported by guidance set out within the Design and Sustainability SPD which establishes direction for amenity space, privacy, natural light and outlook.

With regards to ensuring there is no damage to neighbouring and residential amenity for current and future occupiers, the applicant will do the following to protect its neighbouring amenity:

Hours of operation, visiting hours and staffing

The applicant will look to use the studio for recording, his own practice - and also to teach face-to-face lessons from, two nights a week, from about 4pm - 6pm/6:30pm. The applicant will not use the studio within unsociable hours. The applicant will be the only staff member.

Avoiding Noise Disturbances

The studio will be a 'room within a room' type soundproofing, and there will also be the waiting room + storage space in between the studio itself and the main garage door, so sound leakage will be kept to a minimum. The applicant is looking to install soundproofing professionally will spend around £15,000 on the soundproofing itself. This will be carried out in line with Building Regulations approved document E to achieve appropriate standards of noise separation, in order to protect neighbouring properties from any potential disturbances from noise. We of course welcome any conditions relating sound proofing and building regulations in this regard to ensure there is no detrimental impact upon neighbouring occupiers as result of noise.

Equipment Requirements and Security

There will be insured drum and recording equipment within the studio, and it will be locked overnight and when not in use, however, no money would be stored within the site overnight.

Analysis of Amenity Concerns: *Whilst there are adjoining, adjacent and opposite properties to the proposed site, their amenity is unlikely to be impacted significantly, by virtue of the proposed modest scale, and sound insulation the applicant intends to install. The garage itself is attached to the neighbour's garage, which is used as a home gym, and detached from the main dwellinghouses. Therefore, the neighbouring attached structure is not utilised as a habitable room, thereby mitigating any risk of noise disturbances to the neighbouring occupiers. The garage is also an appropriate distance from dwellinghouses.*

The proposed change of use would only involve minor physical alterations to the garage externally. The scale, as it is a conversion of an existing structure is subservient to the dwelling at the site both in height, mass and footprint and therefore will not dominate its character or overdevelop the site, allowing for ample undeveloped garden ground to remain.

The applicants have considered ways to ensure the neighbouring occupiers and their amenity will not be disrupted by the use of the proposal in terms of appropriate small scale, design, noise insulation, staffing and operating hours. It must be emphasized this is a very small-scale venture, so noise and foot traffic will be kept at minimum.

There would also be no new harm cause to the proposed occupants or neighbouring occupiers in terms of overlooking, loss of privacy, overbearing or loss of light impacts.

Parking

Policy CN9 of the Local Plan encourages developments to seek to minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to services and support a transition to a low carbon future. As part of the policy, proposals will be permitted where they: -

- provide safe and suitable access for all potential users; -
- provide an on-site movement layout compatible for all potential users with appropriate parking and servicing provision; and -
- do not compromise highway safety or result in inappropriate traffic generation.

This is also reflected within Policy EM10 (2e) which outlines that development must provide appropriate parking provision (including bicycle storage) in terms of amount, design, layout and location, in accordance with the adopted parking standards (the Parking Supplementary Planning Document).

Analysis: *Whilst the proposed development will remove one parking space at the site within the garage, there is ample off-street parking available on the driveway in front of the garage at the site to meet the above guidelines. There is also parking space available next to the bay window at the side of the house/next to the side gate. This still leaves ample space at the front of the house for additional parking. The applicants do not typically utilise the garage itself for parking at the dwelling, thus the status quo for parking arrangements will not be altered as a result of this development.*

Regarding parking for prospective students, if there is not available space upon the site, there is public parking at the local village hall (located opposite, within close proximity to the site) which has 8 spaces available for parking, however, it is unlikely there would be multiple students attending lessons at any given time, as this is very small-scale venture and site. It is therefore highly unlikely on-street parking would need to be used.

As such, parking provision and highways are not expected to be strong concern for this development.

Essential Services and Facilities/ Community, Leisure and Cultural Facilities

Local Plan Policy CN7 which states that 'Development proposals will be permitted where they provide or improve essential facilities and services and sustain and enhance the vitality and viability of communities. The subtext of paragraph 5.66 notes education facilities, given that the proposal will allow the applicant to provide musical education through lessons, it arguably falls into this category.

Policy CN8– Community, Leisure and Cultural Facilities may also be relevant here as it refers to the provision of leisure and culture, which music practise and education arguably falls into.

Analysis: *In line with policy CN7 and CN8 the proposal will be providing essential musical education, leisure and culture to students locally and the applicant by virtue of this change of use associated development. Given this, the principle of development of this proposal should be accepted by the LPA as such.*

Pollution

Policy EM12 seeks to ensure that the locality and residents will not be affected by pollution. In this case, sound could be argued to be a form of pollution.

Analysis: *Given that the proposal is for a simple conversion, and the applicant will ensure that the music studio is adequately sound proofed to ensure there is no detrimental sounds pollution to neighbouring occupiers, and that the proposal is very small scale, pollution is not expected to be concern for this development.*

Conclusion

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the areas' surrounding environment.

For this reason, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning by Design would welcome conversation on any of these matters.