



Darryl Howells Planning Consultancy ®
A5, The Arena Business Park
Holyrood Close
Poole
Dorset
BH17 7FJ

01202 124 007
info@dhpc.co.uk
www.dhpc.co.uk

PLANNING POLICY STATEMENT (v2)

17 Danecourt Road, Poole, BH14 0PG

Construct two blocks of 8.no two-bedroom flats and 3.no detached three bedroom houses with associated access and parking

October 2023

INTRODUCTION

- 1.1 This policy statement has been prepared to support the applicant's planning application for the construction of two blocks of 8.no two-bedroom flats and 3.no detached three bedroom houses with associated access and parking at 17 Danecourt Road, Poole.
- 1.2 The purpose of this policy statement confirms which are the relevant planning policies contained within the Development Plan, which in this case comprises the National Planning Policy Framework (NPPF) and the Poole Local Plan (adopted 2018) supported by the Design Code SPG (2001).
- 1.3 Reference to any material planning considerations including Local Planning Authority (LPA) decisions will be highlighted as these too, will have an influence over the outcome of this planning application.
- 1.4 This statement will explain how the proposal accords with the relevant criteria of adopted planning polices, and therefore should lead the planning officer to make a favourable recommendation of the planning application.
- 1.5 The author of this planning statement is Darryl Howells BTP, BA(Hons), MRTPI who has over 25 years post qualification experience, 17 of those years working as a senior planning officer and team leader in this former LPA. Since 2016 he has worked in the private sector aiding his clients secure planning permissions for various housing projects in this area and now is the managing director of his own planning consultancy

SITE CHARACTERISTICS AND CONTEXT

- 2.1 The application site was previously occupied by a detached bungalow set centrally within the large rectangular plot on the north side of Danecourt Road, which rises fairly steeply from south to north. Access into the site is from Danecourt Road. The bungalow was demolished following the submission of a prior approval application for its demolition to clear the site. The site has also been cleared of all vegetation, which previously included a mix of trees and hedges both along the site frontage and other boundaries as well as inside the site. This clearance was carried out by the previous site owner, and the applicant purchased the site as it stands today in terms of vegetation.
- 2.2 The site lies within a residential location in the Lower Parkstone area of Poole. The site does not lie within the vicinity and setting of any listed or locally listed buildings and is not located within a conservation area. As such the proposed development will not have a material impact upon any heritage assets.
- 2.3 The character of the surrounding area is residential, with a medium density of development. Danecourt Road generally comprises detached and semi-detached houses and bungalows as well as purpose built blocks of flats. This is made up largely of two and three storey buildings, some with accommodation within the roof and others with lower ground level integral garages. Residential development is mainly frontage development set back from the highway with fairly staggered building line. There are a mix of sizes, shapes, widths and depths of plots and the footprint of buildings and plot coverage of built form varies. Most dwellings generally have a footprint that occupies much of the width of their plots.



Existing flatted development at nos. 13 and 15 Danecourt Road

- 2.4 Infill development and plot severance to construct additional dwellings and flats is apparent in the area, and forms part of the evolving character of this part of Poole. Many properties feature gable end roofs, brick render or timber clad finishes under slate effect tiled roofs. The area comprises a mix of traditional and modern architecture with various ages, sizes, scales, heights, architectural styles and materials. Many properties feature gable end roofs, brick render or timber clad finishes under slate effect tiled roofs. As a result, there is no strong local vernacular, and overall, there is little consistency in materials or detailing.

- 2.5 The majority of properties incorporate frontages used for access, turning and parking, with large areas of hard standing positioned to the frontage of many properties on Danecourt Road and the surrounding area. Trees and landscaping are a key feature of the street scene, with many properties being screened by mature trees and well-established hedges and planting along the front boundaries. This gives a spacious and verdant character to Danecourt Road.
- 2.6 The site benefits from easy walking access to Ashley Cross local centre, which lies just half a mile to the south, which includes a variety of shops and services. It is also within easy access to the town centres of both Bournemouth and Poole. There are regular bus services along Commercial Road and Bournemouth Road, and Parkstone railway station lies a fifteen-minute walk away, which is on the main Weymouth to Waterloo line.

NATIONAL PLANNING POLICY FRAMEWORK

- 3.1 The starting point for any planning application in England should be consideration of its acceptability in terms of the NPPF, the latest amendment to which has been published in July 2021. The current NPPF clearly states that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).
- 3.2 There is no single definition of ‘sustainable development’, however in planning terms (paragraph 8) the NPPF identifies three overriding 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):
- a) **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;
 - b) **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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.3 As part of the presumption in favour of sustainable development the NPPF actively encourages residential development in sustainable locations (paragraph 105) offering a genuine choice of transport modes to help reduce congestion and emissions and improve air quality and public health. There is a particular emphasis on the effective and efficient use of land by reusing land that has been previously developed (paragraphs 119 and 120), especially if this would help to meet identified needs for housing where land supply is constrained, and sites could be used more effectively.
- 3.4 Paragraph 60 reminds all parties in the planning process that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Paragraph 62 makes it clear that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

- 3.5 To promote development of a good mix of sites LPA's should support the development of small and medium sized windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (paragraph 69).
- 3.6 Paragraph 74 of the NPPF requires that LPA's should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. Paragraph 11 of the NPPF indicates that where local planning authorities are unable to identify a minimum 5-year housing land supply, there will be a presumption in favour of allowing planning applications for sustainable residential development.
- 3.7 Significantly, paragraph 76 now advises that to maintain the supply of housing, LPA's should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the LPA's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 3.8 Paragraph 124 advises that planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 3.9 Paragraph 125 states that planning decisions should avoid homes being built at low densities, developments should make optimal use of the potential of each site.
- 3.10 Section 12 is key to the consideration of this planning application and relates to 'Achieving well-designed places'. Paragraph 126 highlights the creation of high-quality 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. Being clear about design expectations is essential for achieving this.
- 3.11 Paragraph 130 confirms that development should: a) function well and add to the overall quality of the area; b) be visually attractive as a result of good architecture, layout and landscaping; c) be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

- 3.12 It goes on to say in part e that development should 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.
- 3.13 Part d requires development to 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.
- 3.14 Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect government guidance on design, local design policies, guidance and SPD's. Conversely, **significant weight** should be given to development which does take these into account, and/or developments of outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design generally in an area, provided they fit in with the form and layout of the surroundings.

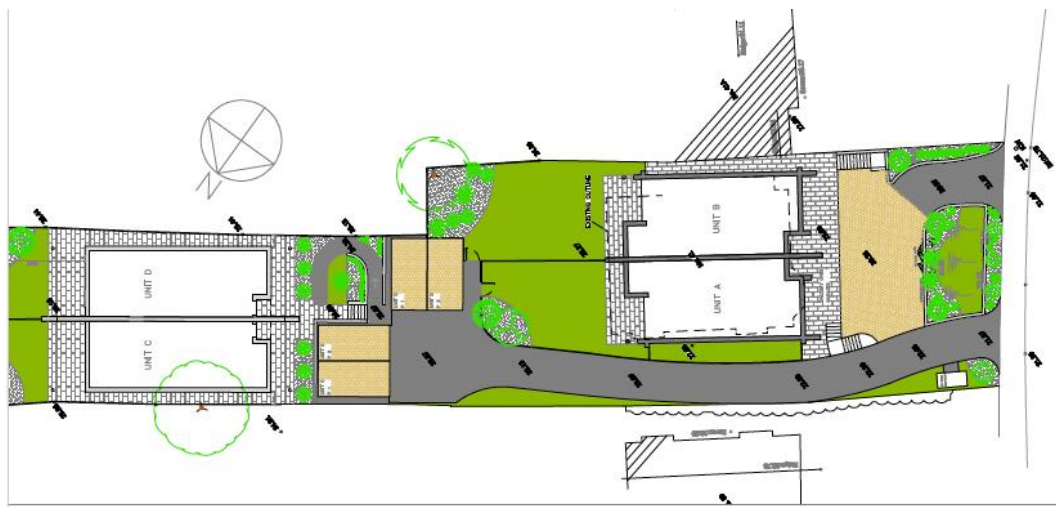
RELEVANT MATERIAL PLANNING CONSIDERATIONS

- 4.1 As previously mentioned, case law and paragraph 47 of the NPPF dictate those applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 Planning decisions or appeals are material, as will be neighbouring representations.
- 4.3 A prior approval application for the demolition of the bungalow was submitted in March 2023 (ref APP/23/00380/PA) and subsequently approved and implemented.
- 4.4 Given the mix of architecture in the vicinity and the approval of several schemes for the subdivision of plots to build additional houses and / or blocks of flats on Danecourt Road, it is felt that the principle of the redevelopment is acceptable on this site.
- 4.5 Planning permission was granted in May 2022 for the demolition of the existing dwelling and the construction of a 3-storey apartment block with parking at No. 31 Danecourt Road (Application Ref APP/21/01690/F).



Approved site plan for No. 31 Danecourt Road flats

- 4.6 Outline planning permission and then reserved matters were approved to demolish the existing building and erect a new development of 8.no flats with associated parking at No. 13 Danecourt Road. A similar approach and permissions were obtained for no. 15 too.
- 4.7 Planning permission was refused in November 2019 to demolish the existing building and erect 4.no houses (two pairs of semi-detached) at No. 41 Danecourt Road (Application Ref APP/19/00017/F). The refused site plan showed the position of 2no. houses to the rear of the 2no. houses constructed fronting Danecourt Road. The scheme was subsequently allowed at appeal, and I, Darryl Howells was the successful planning consultant.



Approved site plan for No. 41 Danecourt Road

- 4.8 In terms of the pattern of development of positioned housing to the rear of houses fronting Danecourt Road, the Inspector concluded that,

“The two dwellings to the rear of the site would be largely hidden from public views. The Council has indicated that they would provide adequate garden space and parking, and they would be surrounded by other garden space at adjoining sites. Therefore, I find that they would not be cramped. From this part of the site, other development behind road frontages, albeit not accessed from Danecourt Road, is apparent and, in particular, the dwellings would have visual affinity with nearby No.7 Harbour View Road which also has no direct road frontage. They would not, therefore, appear isolated or uncharacteristic.

As such, I find that the proposal would reflect the defining characteristics of the area and not harm its appearance as required by Policies PP27 and PP28 of the Poole Local Plan 2018 (LP)”.

4.9 In terms of other relevant history, planning permission has been granted for the subdivision of plots and construction of flats and houses at several other sites in Danecourt Road, Constitution Hill Road, North Road, Ringwood Road. These include:

66 Danecourt Road – 4.no three-bedroom semi-detached houses in 2016 (Application Ref APP/16/00121/F).

115 North Road – 3.no detached houses in 2014 (Application Ref APP/14/00557/F).

9 Harbour View Road – 2.no detached houses in 2015 (Application Ref APP/15/00158/F).

9 Danecourt Road - Block of 7 flats in 2012 (Application Ref APP/11/01573/F).

23 St Peters Road pair of semi-detached dwellings and 2 detached houses in 2010 (Application Ref APP/10/00145/F).

20 Constitution Hill Road – Block of 6 flats in 2008 (Application Ref 07/02783/014/F).

3 Danecourt Road –Block of 5 flats in 2006 (Application Ref 06/16250/004/F).

2-4 Ringwood Road – Block of 11 flats in 2006 (Application Ref 06/03094/011/F).

THE PROPOSAL'S COMPLIANCE WITH PLANNING POLICIES

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise¹. The NPPF must be taken into account as a material consideration in planning decisions. The NPPF is therefore a material planning consideration of **significant weight** that should be applied by those who determine planning applications or appeals.
- 5.2 The proposed development is for the construction of two blocks of 8.no two bedroom flats in the centre of the site and 3.no detached three bedroom houses in the rear section of the site. Access will be from Danecourt Road, with a shared access for the houses along the eastern boundary of the site and a shared access for the flats towards the centre of the site. Parking will be provided to the frontage of the site for the flats (total of 17.no spaces) and each house will have 2.no parking spaces immediately adjacent. Each dwelling will have its own rear garden, however to the north of the houses, there will be an ecological area to replace that which was lost, before the applicant took ownership of the site.
- 5.3 The proposed buildings will be sustainable, innovative and of high quality that will positively support the evolving character and appearance of this part of Poole, which now includes several contemporary houses and blocks of flats. Policy PP1 of the Local Plan requires development proposals to accord with the principles of the NPPF, which this scheme does indeed achieve.

Principle of development

- 5.4 Strategic Objective 2 of the Local Plan seeks to meet all housing needs, saying that these will be met by delivery of a wide range and mix of homes in the most sustainable locations through: focusing delivery on the redevelopment of brownfield sites, maximising opportunities within the town centre, district and local centres and along sustainable transport corridors, and the adoption of a flexible approach outside of sustainable transport corridors, to enable brownfield sites to be redeveloped for housing where they contribute to creating sustainable mixed communities.
- 5.5 Policy PP2 of the Local Plan supports intensification of housing in areas that offer good accessibility and connectivity, or areas that fall within a sustainable transport corridor. Policy PP2(2)(a)(iii) confirms new housing development shall be directed to the most sustainable and accessible locations in Poole. In respect of Policy PP2, paragraph 4.8 of the Local Plan confirms that the Council and its policies will adopt

“a flexible policy framework to removed obstacles where appropriate and encourage sustainable development”

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

and in paragraph 4.13,

“The Council encourages the redevelopment of brownfield land in these areas so long as the development, including flatted schemes, will contribute to creating sustainable mixed communities”.

- 5.6 Policy PP7 seeks to deliver a step change of housing provision to meet the Council's objectives and to maintain a 5 year supply of deliverable housing sites. Paragraph (c) confirms that the LPA will encourage provision of a wide range of housing types. Policy PP8 confirms that a mix of all housing types and sizes are needed, and that all types of housing will be supported to provide flexibility and housing mix / choice to meet specific needs of the community as well as meeting local demand.
- 5.7 As the application site lies within a sustainable transport corridor and is within an area which is characterised by residential development close by to services and facilities of Ashley Cross local centre, the principle of additional residential development in this location is acceptable and entirely compatible with the prevailing residential character of the area. The shops and services in Ashley Cross as well as Poole town centre are easily accessible by bike, and there are also easily accessible by safe walking routes. This will encourage occupants of the new houses and flats to access these local facilities by walking or cycling and constitutes a sustainable pattern of development in accordance with adopted Local Plan Policies PP2, PP34 and PP35 and paragraphs 104 and 105 of the NPPF. Regular bus services connect this area to Poole and Bournemouth town centres, and there are bus stops along Commercial Road and Bournemouth Road within easy walking distance of the site. Parkstone train station lies within easy walking distance, which lies on the main line between Weymouth and London.
- 5.8 Local Plan Policy PP2(3) requires housing density to optimise the potential of a site. The number of residential units will create a viable scheme and the surrounding density of development in this part of Poole, where the Council's own policies advocate higher density development. This proposal would clearly be policy compliant given the extensive mix of flatted developments and houses which form the mixed character that is evident in Danecourt Road and surrounding streets. The development will make a more efficient use of this land, providing a mix 16.no much needed two-bedroom flats and 3.no three bedroom houses that will positively contribute to the housing stock in in this part of Poole and positively contributing to the mix of housing type and sizes in the area, to accord with Local Plan Policy PP8. It would also contribute to the delivery of housing to meet the Council's need as set out in Policy PP7. New dwellings of this size, which are capable of being occupied by individuals, couples or families, are in high demand in this location. This accords with NPPF paragraphs 60, 62, 119 and 124.
- 5.9 A fundamental material consideration is that the NPPF highlights the need to significantly boost the supply of housing. Chapter 11 stresses promoting an effective use of land and that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes (paragraphs 119 and 120). Paragraph 69 states that the development of small and medium-sized sites make an important contribution to meeting the housing requirement of an area

and LPA's should support the development of windfall sites within existing settlements for homes. It is clear that the government seeks to ensure optimum, efficient and effective the use of such land, as confirmed in paragraph 119 -124, particularly where there is an identified housing need.

- 5.10 According to the publication of the Housing Delivery Test in 2022, this Authority had only managed to achieve **78%** of the Housing Delivery Test measurement. Accordingly, the housing land supply buffer remains at 20% for the Poole area of BCP, and the LPA are required to produce a Housing Delivery Action Plan to address the under delivery. Further, the BCP Five Year Housing Land Supply Report 2021/21 (published 28th January 2022) demonstrates that Poole cannot currently demonstrate a five-year supply of deliverable housing sites against the local housing need figure. There is a shortfall of identified housing land supply of 423 dwellings and that as a result the BCP area of Poole currently only has a **4.1 year** housing land supply.
- 5.11 As a consequence, the presumption in favour of sustainable development as laid out in paragraph 11 of the NPPF is now engaged, meaning that the Council's policies relating to housing delivery are out of date, and a 'titled balance' towards allowing additional housing in sustainable residential locations such as this site unless there are protected areas or assets of particular importance, in which this case there are not.
- 5.12 The proposed development will provide much needed new good size two bedroom flats and three bedroom family houses that will positively contribute to the mix of architectural form and the housing stock in in this part of Poole and make a valuable contribution to addressing Poole's housing shortage. New dwellings of this size are in high demand in this sought after location. The development therefore accords with NPPF paragraphs 60, 62, 119 and 124.
- 5.13 The additional benefits of allowing this scheme are that it shall deliver job creation during construction, revenue to local shops and facilities from occupiers, and new buildings that can offer environmental benefits such as renewable energy sources and the new ecological area that will be planted up to an ecological specification to replace the vegetation and habitats lost when the previous owner stripped the site. Another according to Section 70(4) of the Act, the Community Infrastructure Levy (CIL) constitutes a local finance consideration and Section 70(2) requires LPAs to consider that payment as a community benefit when determining a planning application. The CIL to be generated by this scheme shall be circa £237.500. These benefits outweigh any harm that could be identified by the LPA in relation to the impacts of the development on the character and appearance of the area. Accordingly, the need to provide additional housing on this site in an accessible location should be given significant weight, being in accordance with the NPPF and Local Plan Policy PP1 which both promote sustainable development and communities.
- 5.14 Policy PP28 sets out that residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development including parking and usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character. Where it refers to flatted development proposals, permits schemes that

conform with the prevailing design and established pattern of development in the street or part of the street in terms of scale and massing, width, height, roof profile, spacing between buildings plot coverage, car parking, turning and access.

- 5.15 Local Plan Policy PP27 requires good design in all new developments, measured by several criteria. The redevelopment of this site provides an opportunity to create a high-quality scheme which exceeds the threshold of good design to improve the visual amenity of the site and complement the existing residential development in the area. The development has been designed to exceed the threshold of good design. Assessing this proposed development against each of the criteria set out in Policy PP27 is as follows:

Layout and Siting

- 5.16 The position of the proposed buildings has been designed to make the optimum use of the site and to ensure a viable scheme. The previous development of one bungalow does not make the most efficient use of the available land. The site lends itself to redevelopment for additional housing due to its width relative to the plot sizes of some of the surrounding properties.
- 5.17 Whilst the development will result in a larger building footprint and built form than that of the original bungalow, the size of the plot is capable to accommodate this, and the plot coverage and form proposed will not adversely impact the pattern of development, visual amenity of the street scene or the character of the area. The siting of the proposed buildings set back within the plot with parking to the frontage is reflective of other recently approved developments namely nos. 13 and 15 Danecourt Road, and the ratio of building footprint to plot size will ensure that the development will not interrupt the pattern or grain of development.
- 5.18 The size of the site is such that it can support the development of the proposed new homes with associated access, car parking and amenity space, whilst ensuring that the proposals would not be out of context with the size and scale of other development in the vicinity. The development would provide reasonable sized private rear gardens and shared amenity space to meet the needs of the occupiers, as well as areas of car parking and shared vehicular accesses, bin storage and cycle storage. It is considered that the scheme creates a carefully balanced and attractive proposal, which does not represent overdevelopment of the site.
- 5.19 The siting of the flatted buildings will preserve the building line along the northern side of Danecourt Road, in line with the new flats approved at No's 13 and 15 to the west as well as the houses at No's 19 and 21 to the east.



Proposed site plan in relation to No's 13, 15, 19 and 21 Danecourt Road

- 5.20 Whilst the siting of houses to the rear of the site is not the predominant layout of development in the locality backland development is indeed present, and as such the siting of the proposed houses towards the rear of the site behind the flats would not be an alien future within the street scene or cause any demonstrable harm to the character of the area, as per the Inspector's wording regarding no. 41 Danecourt Road appeal decision. Spacing between buildings will preserve this spatial characteristic of the area. Whilst the plot sizes for the houses will be smaller than some in the vicinity, they will be within the range found on Danecourt Road, taking into account those approved under recent plot subdivisions for infill and backland developments.
- 5.21 In the appeal decision for the development of houses at No. 41 Danecourt Road the Inspector identified that,

“Danecourt Road has dwellings on both sides in a broadly linear arrangement. That said, there are examples, including opposite the site, where accesses have been formed to the rear of dwellings to serve additional development behind the main road frontage”.

5.22 The Inspector opined that,

“The two dwellings to the rear of the site would be largely hidden from public views. The Council has indicated that they would provide adequate garden space and parking, and they would be surrounded by other garden space at adjoining sites. Therefore, I find that they would not be cramped. From this part of the site, other development behind road frontages, albeit not accessed from Danecourt Road, is apparent and, in particular, the dwellings would have visual affinity with nearby No.7 Harbour View Road which also has no direct road frontage. They would not, therefore, appear isolated or uncharacteristic”.

5.23 The Inspector concluded that,

“As such, I find that the proposal would reflect the defining characteristics of the area and not harm its appearance as required by Policies PP27 and PP28 of the Poole Local Plan”.

The applicant considers that the same conclusions can be drawn with this proposal.

Height, Scale and Massing

5.24 With regard to scale, according to the Council’s own Design Code SPG, the concept of scale in buildings is the measure of the form of that building to the human scale and to the relative dimensions of other neighbouring buildings. Relative scale is obvious when a building is much higher than its neighbours but other factors such as the height of the ground floor, the size of doors and windows or the length of unrelieved walls can also have a significant impact on whether or not a building is in tune with human scale.

5.25 When considering the massing, according to the Council’s Design Code massing relates to the 3-dimensional form of a building, referring its height, shape and bulk.

5.26 In this instance the scale and massing wholly accords with the character and appearance of Danecourt Road. Whilst there will be a notable increase in building height, scale and massing compared to the original bungalow, the proposed flats and houses would be wholly domestic in scale and comparable in size to others on the street.

5.27 There is no overriding vernacular for the immediate area and the adjacent built forms and those within the sites immediate context are varied. That said, the built form proposed is similar to that of some of the other houses and flats approved under the other recent schemes in the vicinity. The flats will be the most visible presence in the street scene due to their siting to the front of the houses. The height, scale, massing, style and form proposed is similar to that of the flats approved at the neighbouring sites at No’s 13 and 15. The change in levels of the street, set back of the flats in to the centre of the site and the proposed height and roof form will ensure that the flats will create a gradual transition of building heights between the flats at No’s 13 and 15 and the chalet style property at No. 19.

5.28 Design features such as the mix of hips and gables, projections and setbacks, siting and use of materials and windows and the presence of balconies will provide articulation and interest and minimise the overall scale and massing. The proportions of the floor to ceiling heights are consistent with other contemporary developments nearby.



Proposed flatted blocks' front elevations



Approved flats front elevations for No's 13 and 15 Danecourt Road



Proposed street scene showing the proposed development in relation to No's 13, 15 and 19 Danecourt Road

5.29 The scale and massing of the houses is also consistent with other houses in vicinity. Their footprint and two storey design with modest height hipped roofs and projecting front gables is reflective of other houses in Danecourt Road and the surrounding area. Again, the siting and use of materials will also minimise the overall scale and massing.

5.30 The provision of detached houses on this site would not undermine or compromise the wider residential character of the area and would not interrupt the rhythm of the street scene, would not appear cramped or contrived and would provide family sized houses consistent with the character of the area. The layout and design of the scheme would not readily reveal the presence of the houses when viewed from the street, successfully ensuring that the scheme would not give rise to concerns of overdevelopment.

- 5.31 It is therefore contended that the site and its wider context would be capable of accommodating the additional height, scale and massing proposed. The design, roof form and the spacing between buildings would mean that the development would not appear cramped, overbearing or obtrusive and would fully integrate into its setting. The houses and flats would not appear incongruous or dominant within the street scene or undermine the residential character or appearance of the surrounding area.
- 5.32 It is important to note that additional developments with a variety of relationship to existing building lines, footprints, layouts, forms, plot coverage, scale and massing, architectural styles, materials and fenestration styles and layouts have already been accepted within this area with the grant of the various consents outlined above. This development which has occurred over time in this part of Poole has gradually increased the density and vernacular of the surrounding area without significantly or harmfully eroding its character, appearance or local distinctiveness. Taking into account this evolving character of the area the proposal would not be materially out of keeping with the pattern of development.
- 5.33 Whilst it is acknowledged that the Council's Design SPG is dated and requires updating to accompany the adopted Local Plan as part of the development plan, this is the only additional guidance that the LPA has to expand upon the existing design-based policy. The SPG does not give any specific details of acceptable building heights, bulk, scale or massing, use of materials or layout and scale of windows. The only detail given is that,
- “Infill development should relate to existing surrounding development in terms of scale, density, massing, space between buildings, established rhythms of plot sizes and building form, design detail and character” (p.40).
- 5.34 In addition, Local Plan Policy PP27 also makes no specific mention of acceptable building heights, bulk, scale or massing, use of materials or layout and scale of windows just that such details should be reflective of the local pattern of development as detailed above. The proposals fully accord with this.

Materials and Detailing and Visual Impact

- 5.35 There is no overriding vernacular for the immediate area. The architectural style and appearance of development within the site's immediate context and the surrounding area varies. The design and appearance of the proposed development is traditional yet has contemporary influences, and has been formed by the varied character of the area. The proposal will therefore successfully integrate into this part of Poole and its evolving character and appearance. 'Visual Impact' is not clearly defined in the Local Plan, however adopted planning policies do not require proposals to copy existing styles.
- 5.36 The exterior materials will include grey facing bricks, white render, stone cladding, dark grey slate roof tiles, black windows and doors frames and black fascias and soffits and glazed balconies with black frames. Materials proposed are consistent with other found and approved within the locality. The frontage of the site will be laid to hardstanding for access and parking, which is consistent with other properties nearby.

- 5.37 As detailed above, the additional design features, including the siting and design of the fenestration, projecting elements, balconies and mix of hips and gables will provide architectural interest and articulation to the buildings. The overall finish will elevate the character and appearance of the street scene and enhance Poole's richness of architectural design and standard.

Amenity

- 5.38 An assessment as to the impact upon neighbouring amenities is required under part c of Policy PP27. The scheme has been wholly designed to respect the amenities of neighbouring occupiers and those of the occupants of the new houses and flats themselves.
- 5.39 The development has been designed so that the internal, external and amenity spaces will be adequate and meet the needs of the occupants of the flats and houses.
- 5.40 The gross internal area (GIA) of the flats would be between 76 and 107sqm. The gross internal area (GIA) of the houses would be 110sqm. The Government's nationally described space standards (2015), advises that a two bed four person flat should have a minimum floorspace of 70 sqm and a three bed six person two storey house should have a minimum floor space of 102sqm. Whilst the Local Plan does not require applicants to comply with the minimum space standards, each of the flats and houses in this proposed development comply with them.
- 5.41 The internal layouts of the flats and houses ensure that future occupants would have a high standard of living. Each would contain good sized bedrooms and bathroom facilities alongside spacious living space, kitchen / dining space. Habitable rooms such as bedrooms, lounges and dining areas will benefit from a pleasant outlook, natural light and will assist with warming of the buildings whilst maintaining a degree of privacy.
- 5.42 The flats on the first and second floors benefit from a balcony on the front or rear of the building and the ground floor flats have a patio area. There is a communal amenity space to the rear of the building, and this would be sufficient to allow good levels of natural sunlight and privacy to be enjoyed by the future occupants.
- 5.43 Adequate private amenity space will be provided to meet the needs of individuals, couple or families living in three bedroom houses in this residential area of Poole close to recreational facilities, as required by part d of Policy PP27. The gardens will be big enough to accommodate a table and chairs, space for drying clothes and will enjoy adequate levels of light and privacy. According to the Local Plan there is no minimum sizes for plots or gardens, so there is no breach of policy in respect of this proposal.
- 5.44 In respect of No. 19 Danecourt Road to the east there will be no windows on the east side elevation of the house on Plot 3 which would give rise to any overlooking. The only windows on that elevation will serve the living room and wc at ground floor level and a stairwell at first floor level. All can be obscured glazed by condition as these windows are secondary. The first floor windows on the southern elevation of Plot 3 will serve a bedroom and ensuite, and due to their siting on the building and set back from the shared boundary as well as the distance from the rear elevation of No. 19 it is not

felt that any materially harmful overlooking will occur to the private garden area of rear windows of this adjacent property.

- 5.45 There will be windows on the east side elevation of flats (Block B) facing No. 19 which will serve bedrooms, ensuites and living rooms at ground, first and second floor levels. Due to the set back of the flats away from the shared boundary and position within the centre of the site it is not felt that these windows will give rise to materially harmful levels of overlooking towards the rear garden of this adjacent property. The rear balconies at first and second floor levels could have obscure glazed privacy screens to minimise the potential for any overlooking from these areas. This could be secured by condition.
- 5.46 The separation distance between No. 19 and the flats at Block B and No. 15 and the flats at Block A, the proposed hipped roof design at the rear of the buildings, as well as the stepped back design of the rearward projection from the shared boundary with No. 19, will minimise the visual impact and will ensure that the flats buildings will not appear unduly prominent or overbearing from No's. 15 or 19. The siting and orientation of the houses on Plots 1, 2 and 3 and their modest height and hipped roof design will also mean that they will not appear unduly prominent or overbearing. As such the properties at No's 15 and 19 will not suffer materially harmful loss of outlook.
- 5.47 The siting of the development between these two properties and the orientation of the sites also means that no material loss of light will occur. Some impact upon light will occur to the flats at No. 15 and the associated amenity space, as well as to No. 19, however as this would only be for a short time during the mornings in relation to the flats and a short period in the evenings to No. 19. As such this will not cause materially harmful loss of light that will be detrimental to the amenity of the occupants.
- 5.48 In respect of the approved flats at No. 15 Danecourt Road to the west there will be no windows on the west side elevations of the houses on Plots 1 and 2 which would give rise to any materially harmful levels of overlooking. The proposed windows on Plots 1 and 2 will serve the living room at ground floor level and two bedrooms at first floor level. Due to the separation distance between the first floor windows and the shared boundary and the fact that they would serve bedrooms as opposed to primary living accommodation means that no materially harmful actual or perceived overlooking would occur.
- 5.49 There will be windows on the west side elevation of the flats (Block A) facing No. 15 which will serve bedrooms, ensuites and living rooms at ground, first and second floor levels. Again, due to the set back of the proposed flats away from the shared boundary and position within the centre of the site it is not felt that these windows will give rise to materially harmful levels of overlooking towards the rear amenity space of this adjacent development. The rear balconies could have obscure glazed privacy screens to minimise the potential for any overlooking from these areas, as shown on the plans. This could be secured by condition. There may be some mutual overlooking between the proposed flats and side windows on the western elevation of those at No. 15, however this will not be an unusual relationship between blocks of flats in a built up residential area.

- 5.50 Ground, first and second floor windows on the rear elevation of both blocks of flats and the ground and first floor windows on the southern elevations of the proposed houses will have some degree of mutual overlooking. However, again the distances of separation means that no materially harmful actual or perceived overlooking would occur, and this would also not be an unusual relationship between blocks of flats and houses in a built up residential area and indeed that which is already present with the other backland developments in Danecourt Road. The separation between the proposed flats and houses will mean that there will not be any harmful overshadowing to the houses from the flats. Nor would the flats appear unduly prominent or overbearing when viewed from the houses.
- 5.51 The siting of the properties to the rear of the site on Constitution Hill Road are a significant distance from the shared boundaries and the proposed flats and houses and as such will not be affected by the development in terms of outlook or light. The separation distances and existing boundary treatments would mitigate the potential for any overlooking to these properties.
- 5.52 In these respects, development will align with part c of Policy PP27 about preserving residential amenity and ensuring good living conditions of the future residential occupiers of the new building.
- 5.53 In consideration of the points above, the proposal has been designed to sit comfortably within the parameters of the site, which is large enough to accommodate two new blocks of flats and three houses with the associated access, parking and amenity space without appearing cramped or overbearing. The resultant siting, layout, scale, mass and appearance of the proposed scheme respects that which exists in the location, and the development respects the character and pattern of development without harming the amenity of neighbouring properties, the street scene or the character of the area. The development, when viewed in terms of the wider locality, will integrate well into the urban environment and will exhibit a high standard of design as required by Local Plan Policies PP27 and PP30 and also fully complies with the requirements of NPPF paragraphs 126, 130 and 134.

Access and Parking

- 5.54 The site will be accessed from Danecourt Road, with a shared vehicular access for the houses along the eastern boundary of the site and a shared vehicular access for the flats towards the centre of the site. The existing access is to be partially blocked up, with only some access retained for pedestrians and bin collections.
- 5.55 There will be no material impact upon highway safety than already occurs with other residential properties in this location. There is good visibility along Danecourt Road in each direction. Visibility splays are shown on the site plan and there is adequate turning space inside the development to ensure that vehicles can enter and leave the site in a forward gear for both the flats and houses.

- 5.56 Whilst there will be an increase in the number of residents living on this site, this will not give rise to any material adverse impact by way of noise and disturbance to adjacent properties by way of vehicular movements which does not already exist in this area. Nor will there be a significant impact upon traffic or trip generation over and above what is already generated by the existing houses and flats in this location. Bin storage will be located for ease of access, making collection as easy as possible.
- 5.57 Local Plan Policy PP35 requires development to accord with the Parking SPD. The site lies within Parking Zone D as set out in the BCP Parking Standards SPD. The SPD requires 1 parking space for each two-bedroom flat in this location and 2 parking spaces for each three bedroom house, and as such the proposed scheme meets this requirement.
- 5.58 Parking will be provided to the frontage of the site for the flats (total of 17.no spaces which includes one space per flat and a visitor space). Each house will have 2.no parking spaces immediately adjacent. Each house and 50% of the flats spaces will have 1.no EV charging point in line with the SPD.
- 5.59 The site benefits from easy walking access to Ashley Cross local centre, which includes a variety of shops and services. It is also within easy access to the Poole Park and Poole town centre. There are regular bus services along Commercial Road and Bournemouth Road, which provide frequent access to Poole and Bournemouth town centres. Parkstone railway station lies a fifteen minute walk away, which is on the main Weymouth to Waterloo line.
- 5.60 Covered cycle storage for a total of 24 bikes is also sited to the rear of the flats for security and ease of use by residents. Individual secure cycle stores will also provide two cycle spaces for each house. These are in the rear garden areas, again for security purposes and ease of use. This will help to encourage the occupants of the flats and houses to use sustainable modes of transport and in accordance with the SPD.
- 5.61 With good access to a range of public transport links, walking and cycling routes the development will promote the use of alternative means of public transport rather than a reliance on use of a private car. This will reduce traffic congestion and avoid contributing to pollution and poor air quality, in line with Policies PP1, PP2 and PP34.
- 5.62 In these respects, the proposals align with the requirements of NPPF paragraphs 104, 105, 107, 110 and 111and Local Plan Policies PP27, PP34 and PP35.

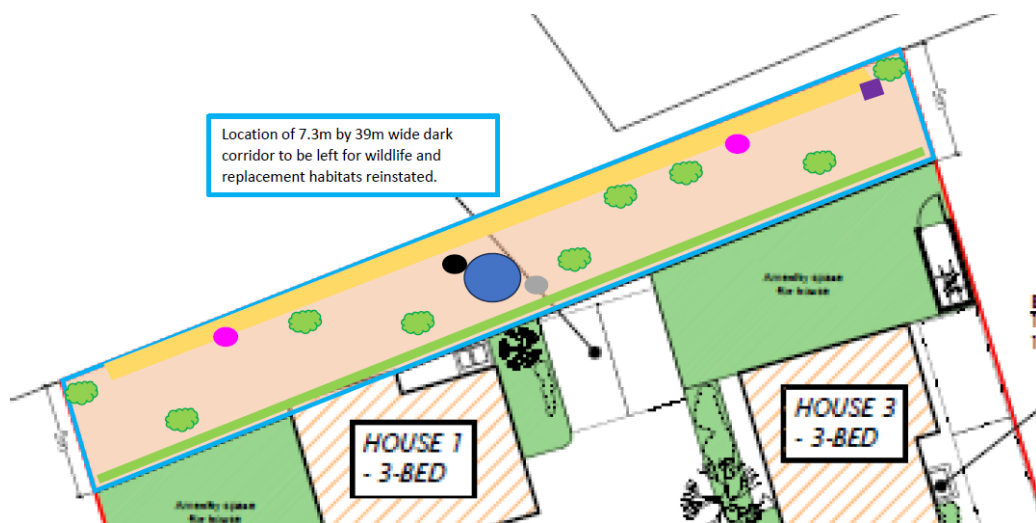
Landscaping

- 5.63 Policy PP27(b) requires trees that make a significant contribution to the character of an area be retained. As detailed above, the site was cleared of all vegetation by the previous owner before the applicant took ownership of the site. Previously there were a mix of trees and hedges both along the site frontage and other boundaries as well as inside the site. None of the trees on the site were covered by either an area or individual TPO.

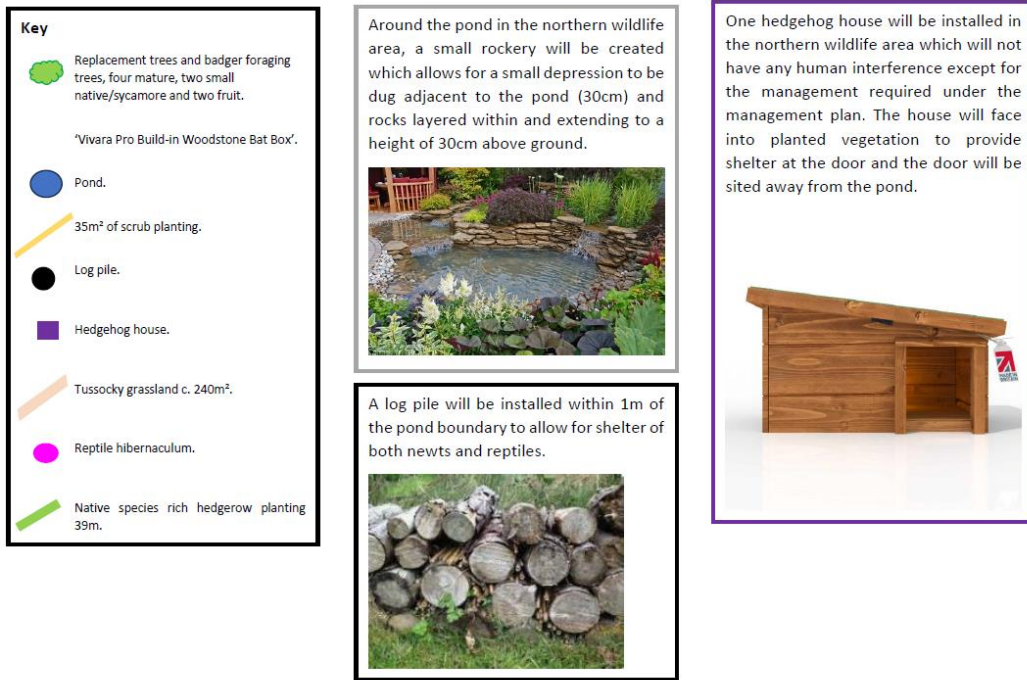
- 5.64 The proposed site plan shows new soft landscaping for both the houses and flats around the amenity areas and along the site frontage. This will include a mix of trees and hedges as well as lawned areas and will soften the visual amenity of the buildings as well as the hard landscape to the site frontage used for the access and parking areas. Details for soft landscaping can be secured by condition to ensure that the site preserves the verdant and open character of the area.

Ecology and Biodiversity

- 5.65 Paragraph 174 of the NPPF requires planning policies and decisions to contribute to and enhance the natural and local environment. Paragraph 179 seeks to promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 5.66 Local Plan Policy PP33 also requires development to demonstrate how any features of nature conservation and biodiversity interest are to be protected and managed to prevent any adverse impact and incorporate measures to avoid, reduce or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development and seek opportunities to enhance biodiversity through the restoration, improvement or creation of habitats and/or ecological networks.
- 5.67 The applicant is aware that the former vegetation on the site prior to its clearance may have provided suitable habitat for a variety of different species. As such the applicant wants to offer a significant opportunity to provide biodiversity enhancement. An Ecology Report has been submitted with the application. In line with the NPPF and Local Plan Policy, draft recommendations have been given in the appraisal to minimise impacts and provide net gains for biodiversity. Such measures include an area to the north of the site that shall be retained for ecological growth purposes. Measures such as a new pond, hedgerow planting, grassland creation, scrub planting, and tree planting shall occur. This part of the site will be fenced off to maintain human exclusion unless needed for maintenance purposes in accordance with the ecological report approved.



Replacement planting and replacement assumed features for wildlife



Replacement assumed features for wildlife

5.68 With further regard to biodiversity the site is not located within the 400m heathland buffer zone. It is, however, within the 400m-5km heathland buffer zone. In line with Policy PP39 the requisite financial contributions would be made to ensure that any adverse effects upon the integrity of European protected sites (SPA, SAC, Ramsar, possible SAC, potential SPA) or Dorset Heathlands SSSI are adequately mitigated. This aligns with paragraphs 174 and 180 of the NPPF and the Dorset Heathlands Planning Framework SPD 2020 – 2025 (2020).

Energy and Resources

5.69 Local Plan Policy PP37 discusses building sustainable homes and requires that developments of new homes must contribute to tackling climate change that a minimum of 20% of energy demands originate from renewable energy sources for developments of 11 or more homes. The development will incorporate appropriate renewable and low carbon energy resources (to be finalised) so as to accord with paragraphs 153 and 155 of the NPPF and Policy PP37.

5.70 The design, construction method and materials could include: (i) low U-values for walls, floors and roof, energy efficient insulation; (ii) 'A' rated double glazed windows and doors; (iii) A rated appliances and lightbulbs, lighting sensors, individual heating controls, metering equipment; and (iv) an efficient boiler system and adequate mechanical ventilation with heat recovery systems. The orientation of the habitable room windows will enable natural light throughout the day and evening to reduce reliance on artificial heating and lighting sources. The best practicable options will be taken to ensure that at least 20% of the energy to be used in the development will be made by the provision of renewable energy sources, as required by Policy PP37.

Flood Risk

- 5.71 With regard to meeting the challenge of climate change, flooding and coastal change Paragraph 167 of the NPPF sets out that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Local Plan Policy PP38 relates to managing flood risk. The site is in flood zone 1, and as such is not within an area identified as being at risk of flooding.
- 5.72 The use of permeable surfaces and areas of soft landscaping would ensure that if there is a long period of rain, then the rainfall could be absorbed into the ground without impacting on public sewers. The proposed hardstanding areas could be constructed of porous materials and / or laid with a cross fall so that all rainwater will be directed into the ground locally and within the site boundaries.
- 5.73 A soakaway system could be incorporated within the scheme. A silt trap could be provided to the surface water drainage line so that the silt and debris can be removed before it can enter the soakaway. The exact size and position of a SUDS tank could be determined on site prior to installation as part of compliance with building regulations. The SUDS would be maintained and permeable surfaces would be protected from silt, sand, compost and mulch to ensure that they remain free draining.
- 5.74 As such, in accordance with the sustainable urban drainage principals of the NPPF and Local Plan Policy PP38, the use of a SUDS systems to manage surface water within the site boundaries as part of the proposed development will ensure flood risk is not increased elsewhere.

CONCLUSION

- 6.1 The NPPF confirms that sustainable development should be afforded the presumption in favour of development. Local Plan Policy PP1 refers to the presumption in favour of sustainable development. This proposal meets the 3 roles of sustainable development by reason of providing an additional 16no. two bedroom flats and 3.no three bedroom houses in this sustainable and accessible location, thereby assisting the Council to meet its housing need. The proposal would increase the choice, mix and supply of residential accommodation within this part of Poole to meet the needs of singles, couples or small families looking to live in a location close by to shops, services and facilities.
- 6.2 The development would make more efficient use of this site as required by the NPPF as well as Local Plan Policies. It would also enhance the viability and vitality of commercial uses that occur in the town centre and local centres (social role), investment of the site, job creation during construction and the support of facilities and services within the town and local centres by new residents (economical role) as well as the delivery of energy efficient and sustainable buildings in a sustainable location close by to public transport networks and facilities (environmental role).
- 6.3 It is considered that the submitted scheme creates a carefully balanced and attractive proposal which would respect the pattern and layout of development in the vicinity and preserves the character and appearance of the area.
- 6.4 It has also been demonstrated in this statement that the proposed development also complies with all other relevant adopted planning policies, and therefore I would request that planning permission is approved.