



# Land adjacent Chancer's Barn Woolton Hill, RG20 9UW

Supporting Planning and Design Statement

**JACKSON PLANNING**

## **I. Introduction**

- I.1 This statement has been prepared in support of a householder application for a garage that would be ancillary to the approved planning application for a 2-bedroom self-build dwelling, with new access approved in February 2023 (ref 22/02863/FUL).
- I.2 This statement considers the planning merits of the case, including national policy and local policy and the local circumstances. This statement supports the completed forms and plans that form the application.
- I.3 The application package is supported by the following:
- Plans and Drawings – Jackson Planning
  - This Planning and Design Statement–Jackson Planning
  - Visibility Splay Drawing -Applicant

## **2. The Context -The Site and Surroundings**

### **Site Context**

- 2.1 The site is situated on Trade Street, Woolton Hill. It currently forms part of the curtilage of Chancers Barn.
- 2.2 The application site is located in the extended settlement of Woolton Hill, within the North Wessex Downs AONB. The site is located within the settlement boundary.
- 2.3 Trade Street is characterised by a mixture of period dwellings and more contemporary solutions along with some trees and mature hedgerow, walls and extensive fences along its flanks. Its landscape character is rural edge.
- 2.4 The site consists part of the current extensive side garden of Chancer's Barn a property built in 2003. It will be located between this existing property and the proposed new dwelling.
- 2.5 The boundary to the property is immediately adjacent to the highway verge. The boundary is part fenced and partly enclosed by existing mature laurel hedging.
- 2.6 To the rear is the Parish Field, a permissive path allows access across it. It is identified in the neighbourhood plan as a Green Space.
- 2.7 The street scene along Trade Street in this part of Woolton Hill village is of mixed character and design in terms of properties and boundary treatments. This variation means there is not a predominant boundary treatment.

## **The Proposal, Planning History**

### **Planning History**

- 2.1 21/01315/FUL- Erection of two bedroom dwelling with vehicular access. The application was refused on 11 August 2022.
- 2.2 A subsequent redesigned application was approved under reference 22/02863/FUL. This was for a self-build two bedroomed dwelling and new access.

### **The Current Proposal**

- 2.3 The proposal is for a simple double garage to serve the approved new dwelling it will be accessed from the previously approved new access.
- 2.4 The design is a vernacular style typical of the area and would be a simple addition in the street scene, and in keeping with the established character of the area.

### 3. Design and Access Considerations

#### Contextual Design

3.1 Local Plan policy requires high quality contextual design, this is reinforced by the locally-derived design policy in the made East Woodhay Neighbourhood Plan.

3.2 Policy HO1

Criteria	Requirement	Compliance	Supporting evidence
<b>a</b>	Have regard to VDS and guidance documents from North Wessex Downs AONB on light and colour.	The design replicates the vernacular style Planning conditions will secure lighting and colour.	Analysis below shows compliance with VDS guideline 043, 045, 046, 047, 052, 053 056 and 063
<b>b</b>	Achieve high quality design their respects locally distinctive patterns of development in respect of pattern, context, scale, density, form, orientation, appearance and materials used. All these must be consistent with a complimentary to the local distinctive character of the area	This modest garage reflects the scale, mass and materials in Trade Street.	Proposal is small in scale and discrete
<b>c</b>	Include protection of trees and vegetation and include additional planting	The oak tree is not impacted by the proposal and additional planting plans are proposed and can be secured by condition.	Confirmed by previous approval.
<b>d</b>	Retain, where possible, attractive views into, through and from the site	The proposal retains the view to St Thomas' Church across the Parish Field	The view would still be available in the gaps between dwelling and garage.
<b>e</b>	Or enhance the character of an area, vehicle access, car parking, bin and bicycle storage and hard landscaping is no more extensive than necessary. It should not dominate or urbanised the appearance of the area	The proposal provides a safe access to the highway as confirmed by the local highway authority and previous consent	The parking is discrete and well screened behind existing fencing/mitigation planting and hedging
<b>f</b>	Ensure boundary treatments are traditional in nature. Hedgerows, groups of trees or shrubs and level should be used, as they will soften	The approved plan confirms additional planting including privet	Confirmed by Previous approval

	the appearance of buildings and hard landscaping, enhancing the world feel of an area	proposed on the highway side of the fence.	
<b>g</b>	Design and access statement, showing has been designed to comply with the requirements of this policy	This section of this document meets the requirements	This table below sets out the evidence that demonstrates how the policy has been complied with in full.
<b>h</b>	Optional building regulations water efficiency standards of 110 L per person per day or less	NA	NA

### **Policy HO2: Settlement Policy Boundary and Building in the Countryside**

3.3 Proposals for development and redevelopment within the Settlement Policy Boundary of Woolton Hill will be permitted subject to compliance with design policies set out in the EWNP and the VDS. This endorses proposals that meet the local design guidance as set out in detail above.

### **Policy HO5**

3.4 For ease the criteria in emerging policy HO5 are tabulated below. The right hand column entry explains compliance and the right-hand column references the supporting evidence.

<b>Criteria</b>	<b>Requirement</b>	<b>Compliance</b>
<b>a</b>	They maintain the prevailing character and appearance of buildings in their immediate locality.	The design replicates the vernacular style in Trade Street
<b>b</b>	They reflect the scale, mass, materials, design and layout of existing residential dwellings.	This modest garage reflects the detail of designs locally.
<b>c</b>	They safeguard the amenities of adjacent residential dwellings and their curtilages.	No impact on amenity, given previous approval for open parking in this location
<b>d</b>	They provide off-street parking to Development Plan standards.	The proposal provides off street spaces in line with policy and previous approval
<b>e</b>	They have appropriate and safe access to the highway network.	The proposal provides a safe access to the highway as confirmed by the local highway authority and the previous approval
<b>f</b>	Any loss of biodiversity on the site will be mitigated and measures to enhance biodiversity through habitat creation or improvement are incorporated	No impact from this proposal as it is located within a close cut lawned area of the site with little biodiversity value.

**Design Assessment**

- 3.5 Given the previous approval of the dwelling and access on the site, this is a modest addition which will site between two dwellings and replaces what was approved as open parking in this location. It will not harm views to St Thomas' Church and maintains the overall street scene character as the garage is single storey and consistent with the mixed character of Trade Street.

## 4. Planning Policy Context

### **The National Planning Policy Framework (NPPF)**

- 4.1 The National Planning Policy Framework ('NPPF') was introduced in March 2012 as a key output resulting from the Government's Plan for Growth agenda. It sets out national planning policies for England and how these are expected to be applied to proactively drive sustainable development and growth and to boost significantly the supply and delivery of new housing.
- 4.2 The NPPF was updated in 2018, 2019, July 2021 and September 2023 it remains the primary expression of the government's planning policy for England. The status of the NPPF is a matter of some complexity, since it is at a lower legal status than local planning policy, but never nevertheless informs the making of it. In addition, the relative weight to be afforded to the development plan rests with the consistency with updated NPPF.
- 4.3 The emphasis within the revised NPPF (albeit strengthened) remains on reading the Framework as a whole in deciding whether or not development is sustainable as set out in paragraph 11 where the presumption in favour of sustainable development is explained.

### **National planning policy guidance (NPPG)**

- 4.4 The national planning policy framework is also supported by the live online guidance in the form of the National planning policy guidance NPPG. This helps with detailed interpretation of the NPPF.

### **Local Development Framework**

- 4.5 Planning law section 38(6) PCPA 2004 and related advice in section 70(2) of TCPA 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.6 Whilst proposals must be considered in accordance with the adopted development plan the National Planning Framework has made it clear that a presumption in favour of sustainable development is the basis for every decision, and this is a material consideration in every decision. In addition, the NPPF confirms that the positive approach to development management

- 4.7 The following parts of the NPPF are relevant to this application.

*Core Principles - Achieving Sustainable Development*  
*Section 4 (Promoting sustainable transport)*  
*Section 6 (Delivering a wide choice of high quality homes)*  
*Section 7 (Requiring good design)*  
*Section 8 (Promoting healthy communities)*  
*Section 11 (Conserving and enhancing the natural environment)*  
*Annex A: Decision Taking.*



### **Local Development Plan**

4.8 The statutory Development Plan for **Basingstoke and Deane Local Plan 2011-2029 (adopted May 2016)** the relevant policy and SPD considerations are:

Policy SD1 (Sustainable Development)

Policy CN9 (Transport)

Policy EM1 (Landscape)

Policy EM10 (Delivering high quality development)

Policy EM4 (Biodiversity, Geodiversity and Nature Conservation)

### **East Woodhay Neighbourhood Plan**

4.9 The East Woodhay Neighbourhood Plan is now a made neighbourhood plan. As shown above in the previous section of the report the proposal meets the policy criteria of the plan.

4.10 Full weight can now be given to the policies of this plan as it has been formally made.

## **5. Planning Assessment and Conclusion**

- 5.1 The extent to which the proposals meet these main policy objectives and supplementary guidance is considered in the analysis section of this report.
- 5.2 This report has explored the policy considerations both nationally and locally and has demonstrated that the proposal is in compliance with the existing adopted policies and guidance.
- 5.3 The previous approval under ref 22/02863/FUL has established the access to serve the proposed garage.
- 5.4 The applicants respectfully confirm that given the proposal is policy compliant with the Development Plan and is compliant with the local design policy and demonstrates that the proposed development is capable of being accommodated successfully on the site without detriment to the amenity or character, it is therefore clearly a proposal for sustainable development.
- 5.5 On the basis of the above submissions, the applicants' kindly requests that planning permission be granted.