

# ET Planning

*Planning, Design and Access Statement*

Client:

Trish Barson

## 10 New Street

Poole, BH15 1JT

*Loft conversion with rear dormers and 2no. rooflights, garage conversion, the erection of a new infill timber shed to be used as a bike, tool and bin store and alterations to fenestration.*

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# 1. Introduction

1.1 This statement is produced to support a planning application for a loft conversion with rear dormers, 2no. front rooflights, garage conversion, the erection of a new infill timber shed to be used as a bike, tool and bin store and alterations to fenestration. The building subject to these changes is 10 New Street, Poole, BH15 1JT.

1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.

1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Oakhouse Builders:

- 1:1250 Site Location Plan – PA001 Rev.A
- 1:500 Existing Block Plan – PA002 Rev. A
- 1:500 Proposed Block Plan - PA003 Rev. A
- 1:100 Existing Elevations & Floor Plans – PA004
- 1:100 Proposed Elevations & Floor Plans – PA005 Rev. C
- 1:100 Proposed Parking & Roof Plan – PA006 Rev. A
- 1:100 Proposed Parking & Roof Plan – PA008 Rev. C

1.4 The resubmission presents design modifications to the **APP/23/00997/F** scheme, to effectively address the refusal

reason, which specifically relates to impact on the setting of the Conservation area, by way of its '*siting, scale and design*'.

## 2. Site Location and Description

- 2.1 No.10 is an end-terraced property which takes access onto New Street. It is located within the parameters of the defined settlement of Poole.
- 2.2 It is located within the town centre and as a consequence of this, the street has a mixture of uses, with a Grade II listed public house (Guildhall Tavern) to the west and residential development to the east.
- 2.3 The site is not subject to any other constraints which could impact the proposal within this submission. The application site is located in Flood Zone 1 and is not a listed building. However, it is located within the setting of the Town Centre Conservation Area and is adjacent to a heritage asset.

## 3. Planning History

- 3.1 **APP/23/00997/F** – *Proposed Loft Proposed Loft Conversion with dormers to the front and rear elevation and changes to internal layout. Garage conversion and front extension to bring the existing garage wall in-line with the front porch. Amend windows and door. Erect flat roof timber structure attached to the side of the dwelling to create a bin and cycle store. Provide additional parking space to the front of a bike and bin store.* Refused (14/11/23)

## Development Proposals

- 3.2 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 3.3 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 3.4 **Use and Amount:** The proposed involves: a loft conversion with rear dormer, 2no. rooflights and additional windows, a garage conversion to include kitchen-living-dining area. The erection of a new infill timber shed to be used as a bike, tool and bin store.
- 3.5 **Layout and Scale:** The proposed dormers will not result in any increase in overall ridge height or eaves height and will retain existing levels.
- 3.6 Internally, the habitable rooms subject to the garage conversion at ground-floor level have been laid out to maximise the internal space and light afforded. The location of certain rooms has been altered to modernise the dwelling and increase the standard of living.
- 3.7 **Landscaping:** All the existing landscaping to be retained on site. The new infill shed will be fastened onto a concrete slab of hardstanding. This is fit to size, so will result in no over-development of the site.

- 3.8 **Appearance:** The proposed dormer will be emulating the materials and colour palette used in the immediate vicinity, to ensure that there is no impact on the character of the house and no impact on the wider area.
- 3.9 The use of timber on the shed reflects materials in the immediate vicinity. The black palette matches the neighbouring garage and thus, takes direct design inspiration from the street scene. Further to this, the grey rendering of the dormers closely emulates the dormer on the opposite terraced properties. This maintains visual consistency with the surrounding dwellings and does not disrupt the aesthetic.
- 3.10 The white rendering on the window frames emulates the immediate character, particularly of the adjacent listed property at No.5.
- 3.11 **Access & Parking:** The garage conversion will result in the loss of a car-parking space, however, there will be a total of 2no. parking spaces on site, with added cycle store to encourage sustainable modes of transport.

## 4. Policy Assessment

- 4.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 4.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that "Local planning authorities should approach decision on proposed development in a positive and creative way" and "at every level should seek to approve applications for sustainable development where possible". Paragraph 119 of the NPPF comments that planning should "make effective use of land" in "meeting the need for homes and other uses, whilst safeguarding and

improving the environment and ensuring safe and healthy living conditions”.

- 4.3 Paragraph 126 identifies that “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”. The National Design Guide builds on the above and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).
- 4.4 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.5 In principle, the proposed alterations have no impact on the surrounding built-up areas, due to the dwelling’s location. The property is located in built-up residential area; therefore, the proposed development is acceptable in principle.
- 4.6 The Guildhall Tavern is Grade II Listed and located to the west, however, there is another property located between this and No.10 Therefore, the proposals are not considered to impact the setting of the heritage asset.
- 4.7 The Poole Local Plan was formally adopted in November 2018; therefore, it will hold considerable weight in the determination of planning applications.

- 4.8 **Character and Appearance of the Area: Policy PP27** of the Local Plan states that new development should respect the local, natural or historic character of the surrounding environment paying particular regard to scale, bulk/massing height, layout, materials and architectural details, and cumulative visual presence to ensure that new developments integrate into the existing townscape and landscape.
- 4.9 The immediate street scene constitutes predominantly terraced dwellings, with a development of flats on the opposite side of the street.
- 4.10 With regards to the listed public house to the west, the proposals will not have any bearing on the setting of the listed building. The overall height has not changed, nor the boundaries of the property which remain a sufficient distance away. Lastly, the use remains residential, so there is no overall impact on how the listed building will be experienced.
- 4.11 Further to this, as stated previously, the proposal is within the Town Centre Conservation Area, which the accompanying Heritage Statement will address. The revised proposals are considered a high-quality design which would be appropriate and in keeping with the local character. The proposed extensions utilise highly similar materials and forms to ensure that there is no adverse impact on the street scene. The downscaling of the rear dormer and substitution for rooflights to the front elevation, integrates effectively with the streetscene.
- 4.12 The plot size matches the surrounding development and the, is suitable in relation to surrounding development. There is a degree of uniformity with the plot rhythm on New Street, with the adjoining properties of a similar bulk/size and proportions. The inclusion of



dormers is in line with other extended properties on the road and the construction of the timber shed, acts as infill and therefore has a minimal impact.

- 4.13 The proposed front dormers have been substituted by rooflights and thus, substantially reduced in bulk and massing, to effectively address concerns regarding visual prominence, these will integrate seamlessly into the roof slope on the front elevation. Furthermore, the proposed rear dormers are downscaled and again, demonstrate a considerable reduction in bulk and massing.
- 4.14 Moreover, these are not directly visible from the immediate street scene and therefore, hidden from pedestrian vantage points along the frontage. The proposed dormers in grey, closely emulate those seen at the directly opposite terraced row of housing (see *Fig 1* below). Further to this, on the westerly end of New Street, another collective of terraced properties have dormers included. This sets a precedent in the immediate area and identifies that such development aligns with the street's specific character.
- 4.15 The flat roof timber shed, will occupy the existing space as 'infill' and therefore, does not result in any domineering visual presence. Further to this, the flat roof minimises the overall bulk of the structure. The colour palette of the shed itself, will be finished in black, which matches the garage shutters at adjacent dwelling No.13. *Fig 1* below, illustrates the use of a bright blue, timber-door, which provides further justification on the immediate street scene for the chosen use of material and colour palette with bolder colours included.



*FIG 1 – No.9 New Street (grey dormers and blue, timber door)*

- 4.16 To directly address the refusal, the window frames have now been rendered in white to soften the appearance and to closely match those at No.9 New Street (see *Fig 1* above).
- 4.17 In terms of design, the proposal matches the adjoining terraced properties, architecturally as well as in terms of the surrounding built form, with the proposed changes to the external façade, bringing the garage level with the principal elevation.
- 4.18 **Residential Amenity: Policy PP27** cites that proposals should be sensitive to the amenity of immediate neighbours and potential occupiers. This includes, safeguarding from loss of light, overlooking and a sense of overbearing.
- 4.19 The property benefits from its end-terrace status and orientation, where the rear dormers will overlook the site’s rear garden and not

intrude on the amenity of other properties. The 4no. windows to the front and rear of the proposed dormer, will result in no direct sightlines into other habitable rooms and therefore, do not create a sense of overlooking onto private amenity areas.

4.20 The other changes to fenestration include:

- Removal of the existing bay windows at the front of the property and replaced with flush fitted windows (for improved insulation), removal of back door, window and garage door to the rear ground floor of the property and replaced with a full width sliding door set.
- Upper windows to the front and rear made larger, with rear 1<sup>st</sup> floor window replaced with French door set and Juliet Balcony.
- Windows with white render to be retained. Side elevation window to be removed and blocked up.

4.21 These changes will not amount to any harm to residential amenity. There are no two storey extensions proposed, this ensures that there is no impact on the neighbour in terms of privacy and overlooking. The external alterations are highly modest, with the proposed rooflights inset into the roof slope on the front elevation and the dormer element entirely removed. The proposed rear dormers have been significantly downsized and therefore, remain completely subservient in appearance.

4.22 The timber shed which acts as 'infill' does not result in a structure with 'imposing' form. There is no impact in terms of boundary treatments or separation distances.



*Fig 2 – View taken from side window (proposed to remove)*

4.23 As illustrated above, this is the existing vantage point from the side window at No.10, which this proposal seeks to remove. The photograph at Fig 1 demonstrates that currently, this window overlooks the garage of No.13 and the rear garden and listed building of the Guildhall Tavern. The removal of this side window, will be beneficial for amenity and demonstrating maximum sensitivity to the neighbouring heritage assets, through resolving an **existing** overlooking issue

4.24 Overall, the proposed development, with loft and garage conversion complies with the national space standards and are suitable dwellings in terms of living conditions.

- 4.25 **Trees and Landscaping:** There are no known TPOs on site, nor is this within a Conservation Area. Therefore, no trees are to be impacted via this proposal. The proposed extensions do not infringe upon any of the root protection areas (RPA) of any trees.
- 4.26 **Policy PP27** (Design) pertains that the proposed development should seek to enhance existing natural features on the site. In the case where trees will be impacted, retention or mitigation where loss is inevitable, must be prioritised. Therefore, the development is in full compliance.
- 4.27 **Ecology:** There are no known ecological designations on site, therefore, the implications of the proposed development on the biodiversity network are minimal.
- 4.28 **Transport and Parking:** The access to the site is unaltered, however the proposal involves a conversion of the existing garage into a kitchen-dining-living area. The existing garage is too small to accommodate modern vehicles, therefore, the conversion is the most efficient use of space on-site.
- 4.29 The site is located within Parking Zone 2. In accordance with Bournemouth and Poole's residential parking standards (adopted in 2011), for 1no. 4-bedroom dwelling, the requirement for parking spaces is as follows:

2		
Parking space requirement		
One dwelling	Multiple for more than 1 unit <sup>2</sup>	
	For Allocated Parking (includes visitor)	Unallocated Parking (may be applied to more than 5 units only)
<b>Houses - owner occupied</b>		
One	1.4	1.0
One	1.5	1.2
Two	2.3	1.4
Two	2.4	1.7
<b>Flats - owner occupied</b>		
One	1.3	0.8
One	1.5	1.0
Two	2.3	1.5
No additional spaces required <sup>3</sup>	0.2 per unit included in the above	No additional spaces required <sup>4</sup>

FIG 2 – Poole Residential Parking Standards

- 4.30 Therefore, notwithstanding the garage conversion, the site exceeds the requirement of 1 parking space, with 2 allocated parking spaces, with the provision retained to the front.
- 4.31 The proposed floor plans clearly mark out cycle provision and refuse store within the new timber shed. This complies with **Policy PP34** (Transport Strategy) and the residential parking standards, through promoting sustainable modes of transport.
- 4.32 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished; however, it is proposed that the development would conform to Part L of the Building Regulations which as of 2022 requires a 30% reduction than current standards. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;



- A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
- B. Use of locally sourced, recycled materials and labour where practicable;
- C. Maximizing the use of natural light through floor-ceiling windows;
- D. Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;
- E. Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;
- F. Secure cycle provision to encourage sustainable modes of transport;
- G. 'A' rated electrical appliances and energy saving light fittings;
- H. 'A' rated double glazed windows with natural cross ventilation provision;
- I. Water butts fitted to the rainwater down pipes for watering the garden;
- J. Recycling of waste construction materials where practicable;

4.33 The proposal is therefore considered to comply with sustainability objectives in this respect.

4.34 **Community Infrastructure Levy:** The development is not CIL liable, with the additional floorspace proposed in the loft 47sqm, therefore not exceeding the 100sqm. The relevant form has been included with this submission.

## 5. Conclusion

5.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.

5.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. In this instance the alterations are minor compared to the existing lawful building; will result in a dwelling that is proportionate to the plot and has been sensitively designed to match the existing dwelling and surrounding development.

5.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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