

Design & Access Statement

23 Green Lane, Fordingbridge

December 2023



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Introduction

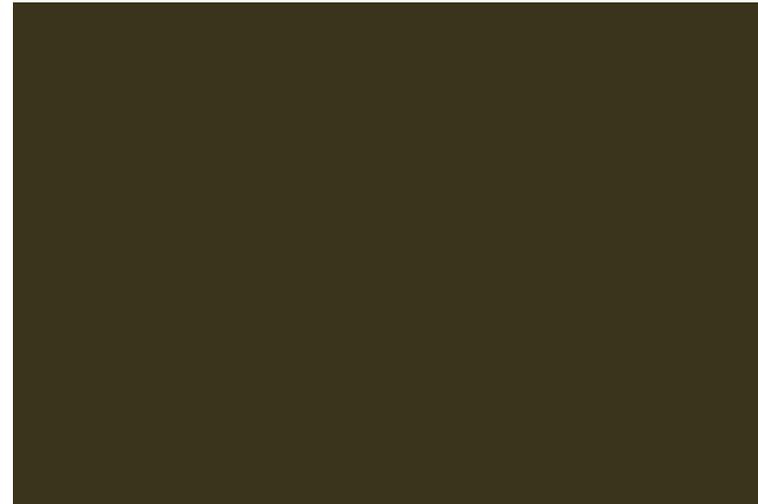
This Design & Access Statement is in support of an application for planning approval for a proposed development at 23 Green Lane, Fordingbridge, Hampshire.

The application is being made by the owner, and occupier, of the site, Trevor Adams.

The proposed development includes the demolition of existing outbuildings, and the construction of 4 new homes. The existing residential dwelling would be retained.



Existing House



Existing Outbuildings

Site

The address of the proposed development is, 23 Green Lane, Fordingbridge, Hampshire SP6 1HU.

The 1521m² site is currently occupied by one large, detached, residential dwelling, which was built around 1860. The house has extensive, established, private gardens.

There are also several outbuildings on the site. The outbuildings adjoining the house are currently used for storage.

The detached outbuilding, along the western boundary of the site, currently contains a separate residential dwelling, which is privately rented. A second residential dwelling was going to be provided here, by adding an additional floor to the single storey part of the building, however, the construction was not completed. This part of the building is therefore currently vacant.

The site is in an established residential location close to Fordingbridge Town Centre, surrounded by other residential properties.

There is a public path along the Western boundary of the site and on the other side of this path is a large commercial property including offices and a warehouse building.



Planning Policy

23 Green Lane is within Fordingbridge Town Centre and the Local Authority is New Forest District Council.

The site is within the “Built Up Area” of Fordingbridge. It is not within a Conservation Area and the existing buildings are not Listed. This section of Green Lane has been designated as part of a proposed “Cycleway” route.

The existing and proposed use of the site is ‘residential’. The large detached house is occupied by the applicant, the owner of the site, and his family. Part of the existing outbuilding is privately rented as a dwelling, while another section is currently vacant.

The New Forest District Council Development Plan, Core Strategy DPD (2009) includes the following policies, which are relevant to these proposals:

CS2: Design Quality

This policy states that new development must respect the character, identity and context of the site. The proposed building has been designed to replicate the character of the traditional, and modern, mews developments in Fordingbridge town centre. The materials and style would match those of the existing and surrounding buildings.

CS3: Protecting & Enhancing Our Special Environment

This policy states that significant heritage properties should be retained. These proposals ensure the retention of the original house, which dates from the 1860s.



Existing Outbuildings



Island House, Rear of 43 High Street, Fordingbridge



Forde Mews, Fordingbridge

Planning History

A planning application for 4 new houses on this site was refused in December 2022.

The reasons for refusal, and amendments made in order to resolve concerns, are as follows:

- The previous proposals were considered to be excessive in terms of scale, height and mass, and were not subservient to the existing house. The blank wall fronting the road was not acceptable and the position of the building was further forward than the existing house.

The proposed houses in this application have been reduced in height from 3 storeys to 2 storeys and are more subservient to the existing house. The elevation fronting the road now has windows and a front door, in keeping with the front elevation of the house. The proposed building has been pulled back to be in line with the front of the existing house.

- It was considered that the proposed houses did not have sufficient amenity space.

The boundary line has been moved in order to increase the site area for the new houses to provide more amenity space.

- The proposed houses were considered to have a harmful impact on the existing property.

The applicant for these proposals is the occupant of the existing property and is confident that the proposals will not have a harmful impact. The garden of the existing house is very large, and much of it cannot be seen from the location of the proposed houses.

- The proposed development did not have sufficient parking

The previous development proposed 4 car parking spaces for 2no. 3 bed houses and 2no. 2 bed houses. These revised proposals include 6 car parking spaces for 4no. 2 bed houses. This is 1.5 per house, in line with NFDC requirements.

Design

The proposals for the application include the demolition of existing outbuildings and the construction of 4no. two bed dwellings, in a single new building.

The proposals also include private garden/amenity areas, adjoining each new property, 1.5 parking spaces for each new house, and a designated bin storage area.

The existing buildings are traditional in style and finished with brick and render, with slate roofs. The buildings surrounding the site include a variety of materials and styles, but are also commonly brick and traditional in style.

The proposed building has been designed to be in keeping with the existing and surrounding buildings, being similar in scale and style, and using brick and other similar materials.

The proposed building would be constructed in the same location as the existing outbuilding to be demolished, along the western boundary of the site.

The houses have been designed to provide cottage style, comfortable and functional homes, in a desirable setting.

Access

The site for this proposed development is located within an established and popular residential area, and benefits from easy access to Fordingbridge Town Centre.

Fordingbridge has a wide selection of services and amenities, as well as transport links to other locations.

The site is level, and the proposed houses will be constructed with level access, and to be compliant with all current Building Regulations, to ensure that they are as accessible as possible to all potential users.

There are currently 2 existing pedestrian accesses at the front of the site. One of these will be retained for the existing house and the other will be for use by the properties in the new development the site. A second pedestrian access will also be provided for the new properties from the adjoining public path.

There are currently 2 existing vehicular accesses at the front of the site. One of these will be retained for the existing house and the other will be amended, as shown on the site plan, for use vehicles associated with the new properties on the site.

The proposals include 1.5 car parking spaces for each new property, in accordance with the New Forest District Council requirements.

All of the properties on the site have private garden spaces with external access, so cycle storage can be installed by occupants as required.

Conclusion

These proposals would provide 4 new dwellings, in a very desirable and sustainable, existing residential location.

The houses will be built to a high standard, and will therefore offer sought after homes, adding to the housing supply.

The new homes would benefit from local amenities, and would make more efficient use of a currently underused, established, residential site.

The proposals for consideration in this planning application would therefore have a positive impact on Fordingbridge.