

7-9 SALTERNS WAY, POOLE



Proposed demolition of the existing dwelling and garages and construction of two houses with associated parking, landscaping and access

PLANNING STATEMENT, ENERGY AND RESOURCES STATEMENT

March 2024

Statement written by Matthew Holmes, BA (Hons), MA MRTPI

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Vereley Homes Ltd and is submitted in support of a planning application to demolish the existing dwelling and garages at no.7 Salterns Way, Poole and construct two houses in replacement together with associated parking, landscaping and access.
- 1.2 This Planning Statement aims to explain the design approach to the proposed development. The Statement demonstrates how the proposals have been designed to comply with Poole Local Plan policy PP27: Design in that they reflect the local patterns of development and neighbouring buildings in terms of layout and siting, height and scale, bulk and scale, materials and landscaping. The proposed development will make efficient use of the land by creating an additional home whilst respecting the character and appearance of the area.
- 1.3 The application comprises:
- Completed application form
 - Plans and drawings
 - This Planning Statement
 - Preliminary Bat Roost Assessment
 - Arboricultural Impact Assessment

2. Site Context

- 2.1 The plots of nos.7-9 Salterns Way are located on the southeast side of the road. The site previously contained two detached houses, but the original no.9 is understood to have been demolished in around 2008 and not replaced. The two plots were amalgamated at some point, creating what is now the largest plot in the street. The plot contains a detached house (no.7) situated towards the north site boundary and in addition to which there are a number of single storey outbuildings on the site including to the side of the existing house and two detached double garages in the front of the plot. The house appears to be in a somewhat rundown state and the outbuildings are likewise.
- 2.2 The plot is broadly flat and contains landscaping commensurate with a residential garden although there are no mature trees or hedges of note. To the rear of the site there is a public

footpath that links Gardens Crescent and Dorset Lake Avenue and there are two gates from the garden on to that footpath.



View of existing house

2.3 Elsewhere on Salterns Way there has been considerable redevelopment in recent years where houses have been remodelled or sites redeveloped completely to create larger and more contemporary styled homes. There is now a wide variety of styles present in the street but the majority of buildings have three storeys of accommodation.

2.4 The application site is not at current risk of flooding and there are no nationally or locally designated heritage assets within the vicinity. There are no significant trees on the site and the current landscaping reflects that of a domestic garden.

3. Relevant Planning History

3.1 The planning history of the site is as follows;

No.7 Salterns Way

- Nov.1999 – Planning permission granted for the construction of a detached pitched roof double garage/dinghy store.
- April 2006- Planning permission granted for the construction of an attached garage on the south west side elevation.

No.9 Salterns Way

- January 2008 – Planning permission granted to demolish the existing and construct a new four bed detached house.
- February 1985 – Planning permission granted to add an extension to form a third storey.

3.2 Prior to the submission of this application the applicants submitted a pre-application enquiry in February 2024 regarding the proposed demolition of the existing buildings and construction of two detached houses in replacement (LPA pre-application enquiry ref. PREA/24/00006). Extracts of the plans submitted with the pre-application enquiry are shown below;



Pre-application plan extracts

At the time of writing this statement no written response to the pre-application enquiry has been received. However, a site meeting was held in February 2024 and the verbal comments of the Planning Officer taken into account in designing the final scheme.

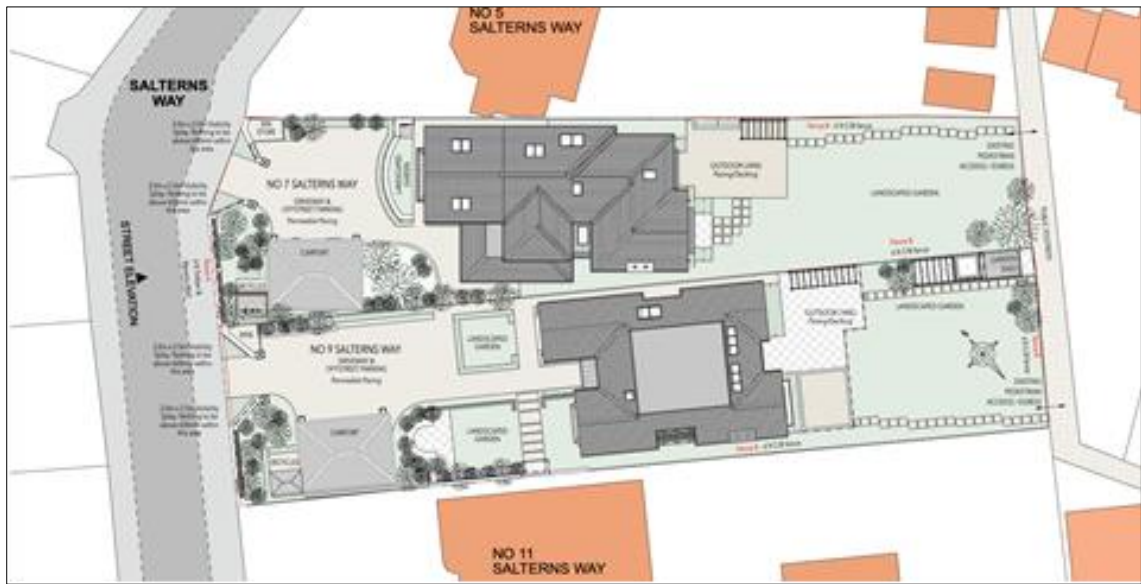
4. The Proposed Development

4.1 The proposal is to demolish the existing dwelling and detached outbuildings, sever the plot and construct two detached houses in their place. The replacement buildings are designed to reflect the mixed and contemporary character of other houses in the area. They will each have three floors of accommodation but with the second floors set within hipped roof spaces, and they will therefore appear as two storey homes as seen from Salterns Way. The houses will be finished in a mix of stonework, render and timber style cladding. The aim is to create two contemporary styled homes that will complement the existing mixed street scene.



Proposed front elevation view

4.2 The new buildings will be arranged so as to respect the existing building line on this side of Salterns Way so far as possible, whilst also steering clear of the future projected flood risk that could affect the front most part of the site (discussed below). The plot is of a generous size and width and will comfortably accommodate the proposed subdivision in accordance with Local Plan Policy PP28. In addition, it should be remembered that historically there were two houses on the site, so the proposals will simply be reverting back to that previous arrangement. At the front of the site there is currently one open access point but a second dropped kerb still exists from what was the access for the now demolished house. The front boundary will be opened up to reinstate that second access point so that each house has its own access.



Proposed site plan extract (Bear Architects)

- 4.3 The proposed floor plans show that the main living areas are located across the ground and first floors and with the bedrooms located on the first and second floors. Each dwelling will have driveway parking space for at least two cars and each will also have a private rear garden which will provide the future occupants with a generous amount of amenity space.
- 4.4 Contextually, the new homes will complement the neighbouring properties on Salterns Way and the adjacent streets. The proposals will deliver two new dwellings in a highly accessible location and are therefore considered to strike an appropriate balance between making a more efficient use of the land whilst also ensuring that the character of the area is preserved.
- 4.5 Comparison of the proposed plans with those of the pre-application enquiry shows that both homes have been reduced in size and the relationships to the adjacent properties improved. Additionally, the amount of hard surfacing on the site frontages have been reduced in order to provide for more landscaping space.

5. Relevant Planning Policies

National Planning Policy: The National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is defined as encompassing economic, social and environmental factors. The social role includes supporting strong, vibrant and healthy communities, by providing the

supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment.

- 5.2 The NPPF confirms that there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.3 Paragraph 60 of the NPPF confirms the Government's objective of '*significantly boosting the supply of housing*'. That is to be achieved by ensuring that a sufficient amount and variety of land comes 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.
- 5.4 Paragraph 70 promotes the development of small and medium-sized sites, which 'can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly'.
- 5.5 Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Substantial weight should be given to the value of using suitable brown field land within settlements for homes and other identified needs. The development of under-utilised land and buildings should be supported.
- 5.6 Paragraph 124 states that planning policies and decisions should '*promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively*'.
- 5.7 Paragraph 128 of the NPPF confirms that planning decisions should support development that makes an efficient use of land, taking into account identified housing needs, local market conditions and the desirability of maintaining an area's prevailing character and setting.

Development should take place at appropriate densities, making ‘optimal use of the potential of each site’ (paragraph 129).

- 5.8 Paragraph 131 of the NPPF confirms that 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 helps make development acceptable to communities.
- 5.9 Paragraph 139 goes on to state that *‘development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design’*. Conversely great weight should be given to development that does reflect the local design guidance and/or introduces *‘outstanding or innovative designs which promote high levels of sustainability’*.
- 5.10 Paragraph 186 requires that planning permission is refused if the development will result in significant harm to biodiversity that cannot be adequately mitigated. Opportunities to improve biodiversity and secure net gains should be integrated as part of the design.

The Local Development Plan

- 5.11 The development plan for Poole comprises the Poole Local Plan 2018, and the BCP Parking Standards Supplementary Planning Document adopted January 2021 is also relevant.
- 5.12 Policy PP1 sets out that the Council will apply the presumption in favour of sustainable development in the determination of planning applications.
- 5.13 Policy PP2 establishes the amount and broad locations for new development in the Borough. The policy states that the council will aim to provide 14200 homes in the Borough up to 2033, of which the majority will expected to be in the most accessible locations. In order to achieve this, the Plan aims to provide 710 homes per annum between 2018 and 2023, rising to 815 homes per annum from 2023 to 2033.
- 5.14 Policy PP8 confirms that the Local Plan does not prescribe a particular housing mix that development should follow.
- 5.15 Policy PP27 - ‘Design’ states that a good standard of design will be required in all new developments. Development should respect the site and its setting by reason of its function,

siting, landscaping, scale, density, massing, height, design details, materials and appearance. Development must not result in the loss of trees that make a significant contribution to the character and local climate of the area.

- 5.16 Policy PP28 will permit plot severances where there is sufficient land to enable a type, scale and layout in a manner which would preserve the area's residential character.
- 5.17 Policy PP32 will not permit development that will adversely affect Poole's nationally, European and internationally important sites, and new development is required to financially contribute towards mitigation measures.
- 5.18 Policy PP34 - 'Transport Strategy' states that new development will be expected to contribute to improved connectivity to transport networks, directing development to the most accessible locations, which are capable of meeting a range of local needs and will help to reduce the need to travel.
- 5.19 The BCP Parking Standards Supplementary Planning Document (adopted January 2021) sets out that four bedroom+ houses in this part of Poole (Zone D) will require two car parking spaces each and one secure cycle space per bedroom.

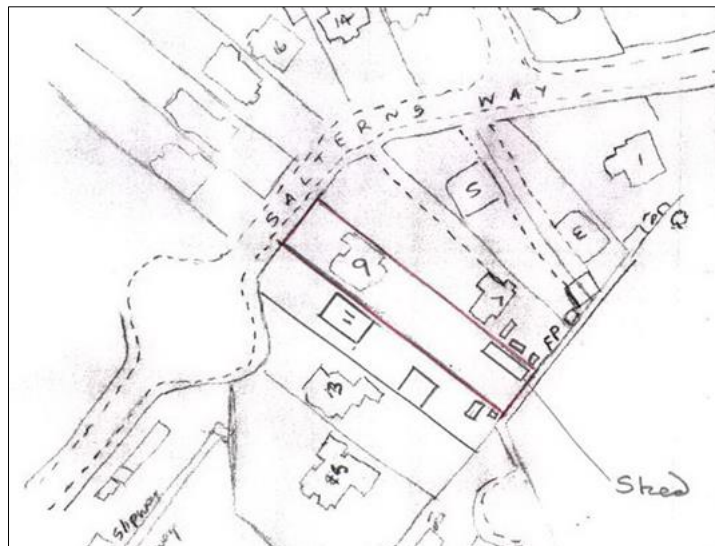
6. Design and Policy Assessment

Use

- 6.1 The existing use of the site is residential and the new buildings will also be residential. The surrounding buildings are all residential and therefore the proposals are consistent with the character and appearance of the immediate area.
- 6.2 Paragraph 124 of the NPPF states that planning policies and decisions should '*promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively*'. Poole is an area where land supply is constrained and there is an identified shortfall of new homes. Additionally, it is notable that paragraph 6.18 of the Poole Local Plan notes that '*70% of all market housing need [is] for houses rather than flats*'. The provision of additional houses within the built-up area is therefore a significant benefit of the scheme, and it is clearly the case that this is a site that could be used more effectively.

Amount

- 6.3 The properties on Salterns Way are varied in size and design but they are mainly detached houses, set back from the road behind front gardens and driveways. Built form almost fills the width of each plot, with limited gaps between each building. The application site differs from that in that it has a wider frontage than its neighbours and bigger gaps between buildings as a result of the previous demolition of no.9 and amalgamation of the two plots. As such, although the proposed development will increase the density of development on the site this will be to revert to the previous arrangements of two plots, and insodoing will continue to respect and complement the amount and pattern of development within the vicinity. Below is an extract from a location plan for a historic planning application on the 9 Salterns Road site that shows the position of that house prior to its removal.



Location plan extract from application no. 99/26789/002/F showing the position of the original no.9 Salterns Way

- 6.4 The footprint of the proposed dwellings will align with neighbouring buildings so far as possible, although a slight variance is dictated by flood risk considerations (discussed below), meaning that no.9 cannot be situated any further forwards than shown on the site plan. Nevertheless, the existing no.7 already sits some way further back into its plot than its neighbours. Each of the new houses will still have a site coverage of approximately 22% of its respective plot, which ensures a large proportion of the site remains as usable amenity space in compliance with policy PP28.
- 6.5 The proposed width and depth of the buildings are comparable to the immediately adjacent plots as well as those in the wider vicinity. The depth of the new houses do not extend as far

back as the built form of the existing house. As such, the proposals will appear appropriately spacious for the locality and will comply with Policies PP27 and PP28.

- 6.6 Additionally, the gross internal floor areas will exceed nationally prescribed minimum space standards for four-bedroom houses. The plot will be subdivided to create private rear gardens which will provide each new house with external amenity space. It is considered that the living accommodation provided both in terms of internal and external space will provide a high standard of residential amenity, and this further endorses the amount of development proposed as being appropriate.

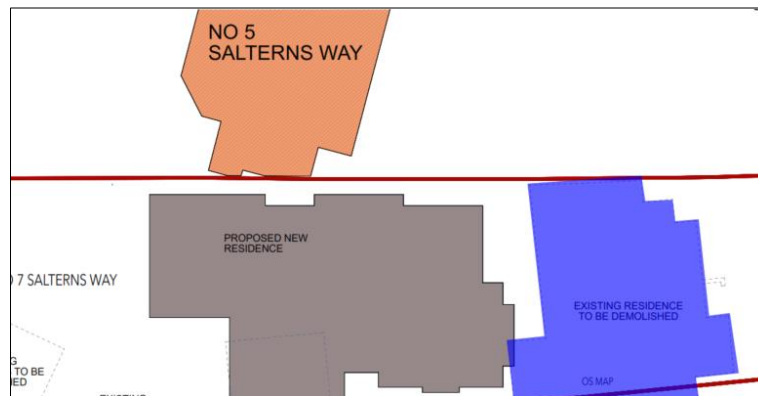
Layout

- 6.7 The proposed layout of development on the site has been informed by the existing site configuration, the need to respect the existing street scene and to preserve the residential amenities of the neighbouring sites. To that end the development will be concentrated on the land that has already been developed (or previously was), ie the areas of existing buildings and hardstanding.
- 6.8 The opportunity has been taken to relocate no.7 further forwards than the existing house. No.9 has also been situated as far forwards as possible. However, it is a requirement to avoid the extent of the future projected flood zone, which is shown on the plan below, shaded green and yellow. The flood risk considerations are assessed in further detail in the flood risk assessment that accompanies the application, but the plan below shows that no.9 has been situated as far forwards as practicably possible. The two existing pedestrian gates through to the footpath at the rear will be retained in order to maintain a dry means of escape in the event of surface water flooding on Salterns Way in the future.



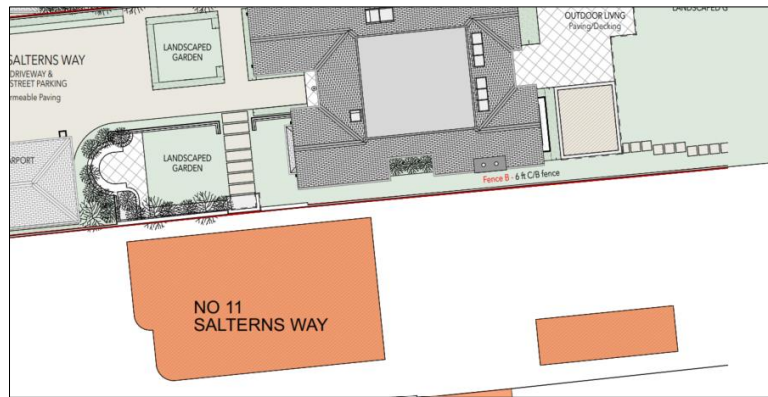
Site plan extract with flood zone overlaid

- 6.9 In designing the homes consideration has been given to the location of windows with regards to the relationship of the building to the immediately adjacent properties and the need to maximise natural light. Larger windows and glazing panels to the front and rear elevations will provide natural light and solar gain. There will be limited glazing (obscured if necessary) on the north and south elevations ensuring no adverse impact on neighbour amenity or loss of privacy to this arrangement.
- 6.10 In considering the relationship of the houses to those adjacent it can be seen that the replacement no.7 will be situated further forwards than the existing house and therefore, although closer to no.5 than the existing building it is considered that there will be an overall improvement to the outlook of no.5, as evidenced by the plan below;



Site plan extract showing the proposed house (grey) and the outline of the existing (blue)

- 6.11 With regards to the new no.9, as noted above, that plot cannot be situated any further forwards than shown, due to flood risk considerations. The result of that is that its rear elevation is deeper into its plot than no.11. However, it is to the north of no.11 and therefore will not materially impact upon the daylighting of no.11. The roof of the new house also slopes away from the boundary, and windows in the south elevation of the new house have been limited in size and number and obscure glazed where necessary thereby preserving the privacy of no.11.



Site plan extract showing the relative positions of nos.9 and 11

6.12 In terms of the relationship with the existing dwellings to the rear, the new houses sit further from the rear site boundary than the existing house does. The gap will be more than sufficient to ensure that the proposed development will not cause any harm to neighbour amenity or loss of privacy.

6.13 Parking will remain at the front of the plot as is the pattern of development for the street. The existing front boundary will be retained except for the reinstatement of the second access point.

Scale

6.14 The character of Salterns Way is buildings of two or three storey height and with a mixture of pitched or flat roofs. The street scene extract below demonstrates that the proposed ridge heights will be the same or lower than adjacent houses and will therefore complement the scale of other development in the area in compliance with Policy PP28. The design guidance stipulates that infill dwellings must fit in with the context of the area but do not need to copy building design. The new houses will contribute to the flow of ridge heights between no.5 and 11 and respect the sites' context.



Indicative street scene extract (Bear Architecture Ltd)

Appearance

- 6.15 Architecturally Salterns Way and the adjacent Lagoon Road are extremely diverse. Many of the properties have been redeveloped and buildings now range from more traditional, mid twentieth century homes to contemporary, flat roofed designs. This can be seen in the photographs below.



Photographs of existing buildings in Salterns Way and Lagoon Road (www.google.co.uk)

- 6.16 The proposed buildings are of 'New England' style and will be finished in a mix of stone, render and timber style cladding. The colour scheme will complement other buildings, respecting the visual amenity of the area and providing continuity of the street scene. Although this style of building is not currently seen on Salterns Way it can be seen on Dorset Lake Avenue behind and therefore is a part of the mix of designs seen in the area. In any event, the diversity of Salterns Way and Lagoon Road is such that there is no prevailing style to be adhered to. Rather, the variety is a component of the street scene's distinctiveness.

Landscaping

- 6.17 The proposed site plan demonstrates that existing rear garden landscaping will be retained as far as possible in accordance with Policy PP33. The landscaping to the site frontage will be altered to reflect the new parking and access layout. Planting will be provided along the side boundaries of each plot to retain a verdant site frontage and preserve the visual amenity of the site.

Access

- 6.18 The BCP Parking Standards 2021 places the proposed development site in Zone D, which requires two allocated parking space per 4-bedroom+ property. The onsite parking will meet this requirement and secure cycle storage is shown on the plans also.
- 6.19 The existing site frontage will be opened up to provide level vehicle and pedestrian access onto Salterns Way through the reinstatement of the second access point. Both site accesses will include the requisite visibility splays.
- 6.20 It is not anticipated that there will be significant additional traffic generated by the proposed development that will adversely affect road safety or the ability of the transport infrastructure to accommodate the traffic.
- 6.21 The Applicant is aware that the BCP Parking SPD expects all new developments to include electric vehicle charging points. As the proposal is for two dwellings with private parking, charging points can be accommodated and the details of those points can be agreed by condition prior to the occupation of the new homes if required.
- 6.22 Salterns Way is a highly accessible location, the application site is located within walking distance of public bus routes along Sandbanks Road. Local services on Sandbanks Road are also easily accessible. Therefore, multiple transport options are available to residents and the proposals comply with Policies PP2 and PP34.

7. Planning Obligations

- 7.1 The proposal to create new dwelling houses creates a need for the development to pay the Community Infrastructure Levy upon the commencement of works. The Applicant is aware of that requirement and an assumption of liability form accompanies the planning application.

8. Energy and Resources Statement

- 8.1 Policy PP37 of the Poole Local Plan requires that new development contribute towards tackling climate change. The proposals meet that requirement in the following ways;
- The proposed houses will benefit from ample natural daylight, minimising the need for artificial light and heating.

- The houses will be constructed to current building regulation standards on energy efficiency and insulation.
- In accordance with the LPA's standard approach, provision will be made to provide at least 10% of the energy requirements of each new house from renewable sources. Specific details can be agreed by condition.

9. Conclusion

9.1 In accordance with the NPPF consideration needs to be given as to whether the proposal constitutes sustainable development. In this case the development is sustainable for the following reasons:

- The proposal will provide two modern residential dwellings that are of an appropriate design and will respond well to the character of the area,
- The proposal preserves the setting of the local area, and
- The proposal will make efficient use of this highly accessible site.

9.2 It is therefore considered that the planning justifications and design rationale identified in this Planning Statement demonstrate that the development is acceptable.