

Planning, Design and Access Statement

Sever land and erect an carbon neutral dwellinghouse at
72 Danecourt Road, Poole, Dorset BH14 0PH

March 2024
Revision A

Parkstone Studios
architecture + design



Contents

1. Introduction	3
2. Site and Surroundings	4
3. Planning History & Design Response	8
4. Landscaping, Biodiversity and Sustainability	11
5. Conclusion	12

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Tom has expertise in sustainable design and is a certified passive house designer. He has worked in the private sector in residential design for over 10 years gaining approvals in multiple local authorities nationwide.

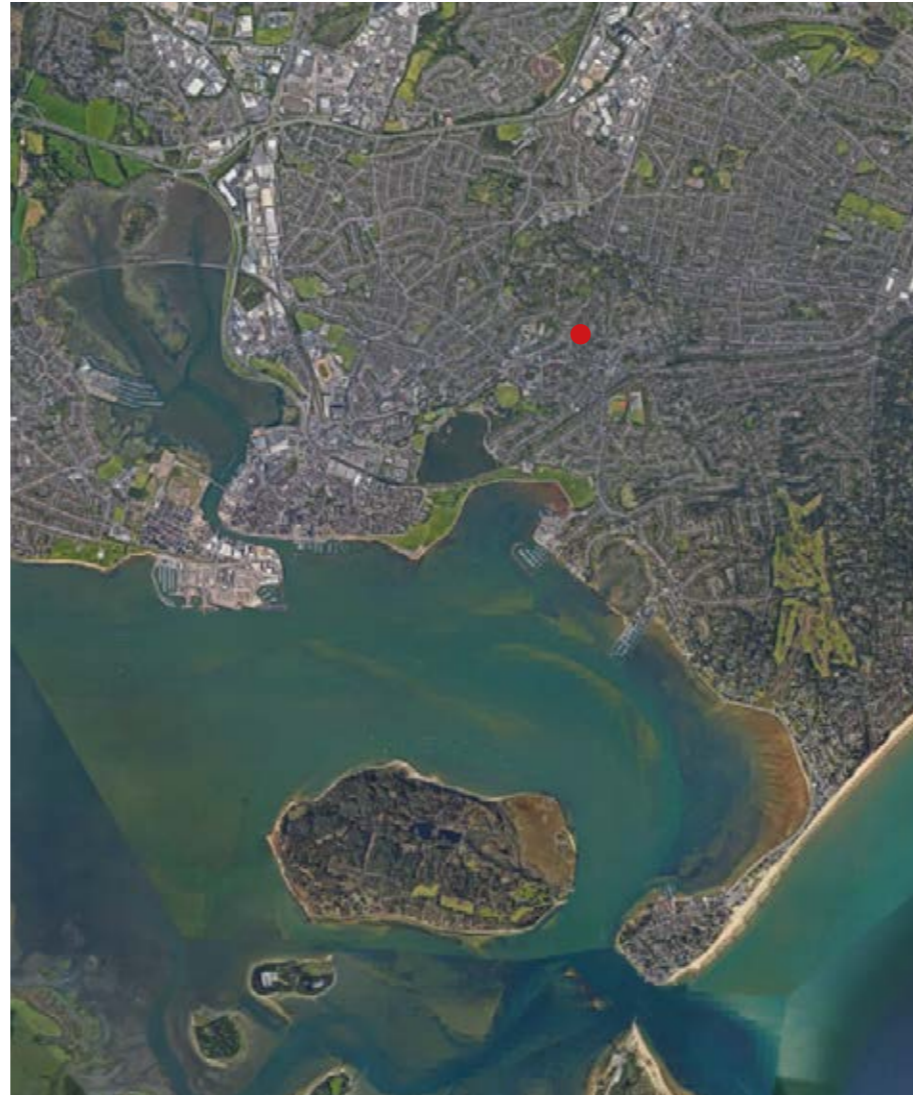
1. Introduction

This planning, design and access statement aims to provide supporting information not already included in the planning application forms and is intended to assist the understanding of accompanying drawings. It is written following the content of the government's National Planning Policy Framework and will address relevant local plan policy and guidance.

Planning permission is sought for the severance of land and erection of a highly sustainable, carbon-neutral, two-bedroom detached dwelling with associated access and landscaping in a backland location in Parkstone, Poole.

This planning application follows a refused planning application in April 2023 (APP/23/00138/F) to sever the plot and erect a two-bedroom single storey dwelling. The design response of this revised application has been carefully considered and developed to respond to the case officers report and decision notice.

Since the above planning application refusal. Planning permission has been granted in October 2023 to erect a substantial outbuilding to the rear of the application site (APP/23/00843/K).



Location of application site within Poole



Site boundary (red line) of 72 Danecourt Road

2. Site and Surroundings

The application site is located in the medium to the high-density residential suburb of Parkstone, Poole, a short walk from the Ashley Cross village shops and amenities.

The area's character is predominately residential, comprising detached and semi-detached housing and flatted developments. Dwellings in the area are typically 1 to 3 storeys high. Many surrounding properties are traditional in style; however, multiple new dwellings and renovations have brought a new contemporary architectural vernacular to the area. More contemporary properties in the area feature flat or gable end roofs and more modern material finishes such as render and timber cladding under slate effect tiled roofs.

There are many examples of plot severance and backland development in the surrounding streets (see p.5) and Danecourt Road. Backland development has been approved on plots with substantial rear gardens and where development is physically feasible. This backland development pattern is part of the evolving character of this section of Parkstone. As a result, backland development has added to the urban density of the area and provides invaluable new housing supply in a sustainable location.



Typical bungalow on Danecourt Road
Source: Google maps



Flats on Danecourt Road / St. Peter's Road
Source: Google maps - Change of use granted from commercial to residential. Density of site increased



Modern houses on North Road
Source: Google maps



Modern plot subdivision to rear of North Road
Source: DMWA Architects



Modern House on St. Peter's Road
Source: Google maps

2. Site and Surroundings

Relevant plot subdivisions in the area

There have been a number of recent plot severances in the area, including significant backland developments on Danecourt Road. The following granted planning applications demonstrate a diverse range of architectural styles and layouts and form part of the evolving character of the area.

A - 66 Danecourt Road (APP/16 00121/F)

Planning permission was granted to sever the land to the rear of 66 Danecourt Road and erect 4 no 3 bed semi-detached houses with parking and access.

B- 41 Danecourt Road (APP/19/00017/F)

Planning permission was refused but allowed at appeal to demolish the existing building, sever the land and erect 2 pairs of semi-detached dwellings (4 in total).

C- 39 Danecourt Road (APP/21/01686/F)

Planning permission was granted to sever land to the rear of 39 Danecourt Road and erect a detached dwelling with associated parking and access.

D- 9 Harbour View Road (APP/15 00158/F)

Planning permission was granted to demolish the existing house, sever the land and erect 2 detached dwellings.

E- 115 North Road (APP/14/00557/F)

Planning permission was granted to demolish the existing building, sever the plot and erect 3 detached dwellings with associated garages

F - 23 St Peters Road (APP/10/00145/F)

Planning permission was refused but allowed at appeal to demolish the existing building, sever the land and erect 1 pair of semi-detached dwellings and 2 detached houses (4 in total) with associated access and parking.

G – 22 Charmouth Grove (APP/09/01328/F)

Planning permission was granted to sever the land to the rear of 22 Charmouth Grove and create a detached house with parking and access



2. Site and Surroundings

Relevant plot subdivisions on Danecourt Road

A - 66 Danecourt Road (APP/16 00121/F)

Planning permission was granted to sever the land to the rear of 66 Danecourt Road and erect 4 no 3 bed semi-detached houses with parking and access.



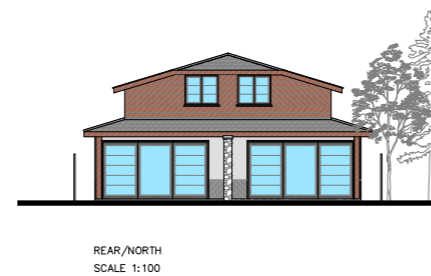
Image credit: ARC Architecture



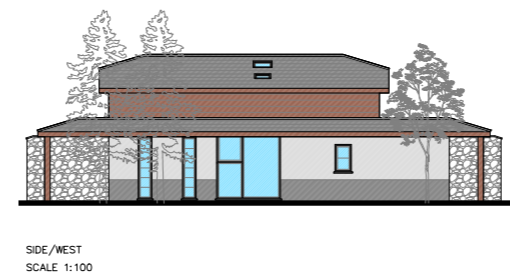
Image credit: Google Maps

B- 41 Danecourt Road (APP/19/00017/F)

Planning permission was refused but allowed at appeal to demolish the existing building, sever the land and erect 2 pairs of semi-detached dwellings (4 in total).



REAR/NORTH
SCALE 1:100



SIDE/WEST
SCALE 1:100

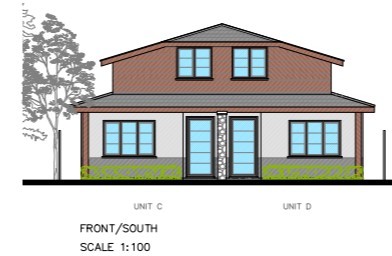
Approved 2x semi detached bungalows 41 Danecourt Road
Image credit: James Munday



REAR/NORTH
SCALE 1:100



FRONT/SOUTH
SCALE 1:100

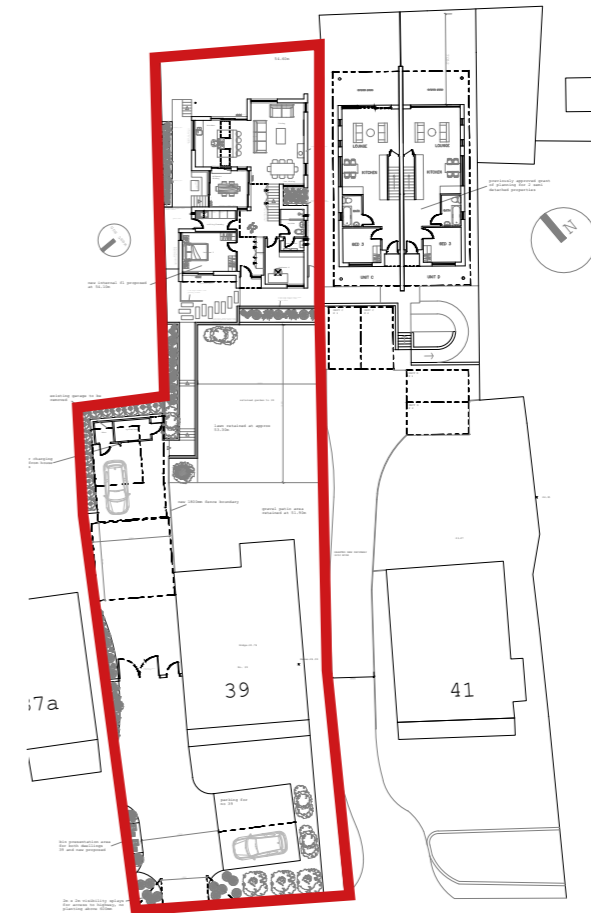


FRONT/SOUTH
SCALE 1:100

Approved 2x semi detached houses
Image credit: James Munday

C- 39 Danecourt Road (APP/21/01686/F)

Planning permission was granted to sever land to the rear of 39 Danecourt Road and erect a detached dwelling with associated parking and access.



Outline previously approved
dwelling rear of no 41



Outline previously approved
dwelling rear of no 41

Approved elevations new dwelling 39 Danecourt Rd.
Image credit: James Munday

2. Site and Surroundings

72 Danecourt Road and Access

The site is occupied by 72 Danecourt Road, a large detached property of traditional appearance dating from the 1920s. There is a garage to the side of the dwelling, along the boundary shared with No 74 Danecourt Road.

The property benefits from a very large rear garden (the largest garden in this group of houses, Danecourt Road, Church Road and Chapel Road).

The rear garden is mostly flat; however, it slopes gently down towards the rear.

No Tree Preservation Orders (TPO) exist on the site or in the immediate vicinity. The site is well-screened with a timber fence and boundary planting.

There are no heritage assets within or surrounding the site. The site is not in a conservation area.

Vehicular and pedestrian access to the property is provided via a driveway off the northern boundary from Danecourt Road. Regarding parking provision, the site currently includes ample parking with space for three to four off-street vehicular parking spaces.

The application site is incredibly well-connected and is in the sustainable transport corridor. It is within an easy short walk to local amenities and shops. Similarly, cycling provides good on-road routes and is equally easy to access amenities.

Public transport is readily available with regular bus services from North Road (highlighted in yellow dashed lines, bottom left image), providing access to Poole or Bournemouth Town Centres and the wider area. The site is a short 9-minute walk (0.6km) to Parkstone Train Station, with mainline train services to the national network.



Application site (red dotted line) 3D aerial looking south.
Credit: Google Maps



72 Danecourt Road front



72 Danecourt Road rear garden looking south.

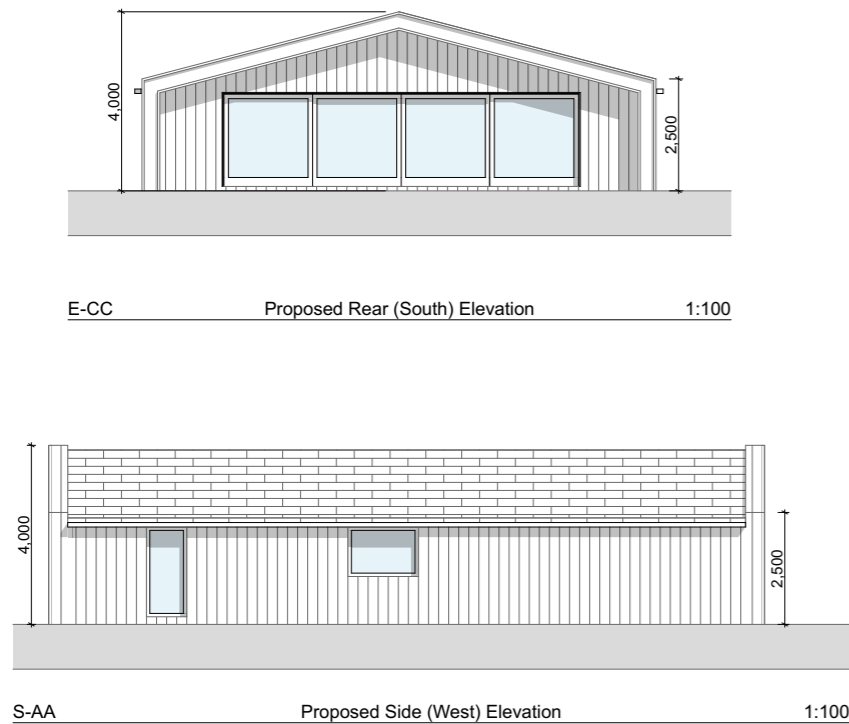
3. Planning History and Design Response

Planning History

In April 2023 planning was refused (APP/23/00138/F) for 'Severance of land and erection of a highly sustainable, carbon-neutral, two-bedroom detached single storey dwelling with associated access and landscaping'. The reasons for refusal are stated in the column to the right. In the following pages is an explanation of how the revised design has responded to the refusal reasons and policy.

In October 2023 planning was approved (APP/23/00843/K) for an 'outbuilding of incidental use to main house, to be erected in the rear garden'. The approved outbuilding occupies a substantial footprint of over 177m² in total in the rear garden (as shown on site plan to the right) The height of the outbuilding ridge is 4m and the eaves 2.5m high from the ground level. (below)

The approval of the outbuilding results in an established built form of development in the rear garden of 72 Danecourt Road.



Elevations of the approved outbuilding (APP/23/00843/K)



Approved outbuilding on the site plan of 72 Danecourt Road (APP/23/00843/K)

Design response to the planning refusal

The planning application (APP/23/00138/F) was refused for three reasons. Two of the reasons for refusal relate to the impact on the Dorset Heathlands (SSSI) and on Poole Harbour (SPA). The applicant has completed the financial obligations form and will complete a fast track UU under instruction and will pay the mitigation payments. On this basis these reasons for refusal are deemed to have been dealt with and are no longer relevant.

Taking the above into account, the main issue from the planning refusal that needs to be addressed is the effect of the proposal on the character and appearance of the area. This reason of refusal is elaborated on below:

“ The proposed scheme would represent an incoherent and incongruous form of isolated backland development that would sit uncomfortably within its residential setting. And, by reason of the siting of the proposed new dwelling in conjunction with its resultant scale, bulk and massing, together with the resultant plot sizes, would result in the creation of two uncharacteristically small plots that would fail to respect the setting and character of the site and surrounding area, bearing little or no relationship to the layout, pattern and grain of the surrounding development. As such, the proposed development would fail to deliver a development of a type, scale, density and layout that would preserve the residential character of the area and to positively contribute to the local distinctiveness of the area, contrary to provisions of Policies PP27 and PP28 of Poole Local Plan (adopted 2018) The proposal would also fail to accord with the core planning principles of the NPPF, namely those which seek to secure high quality design and take account of the character of different areas.”

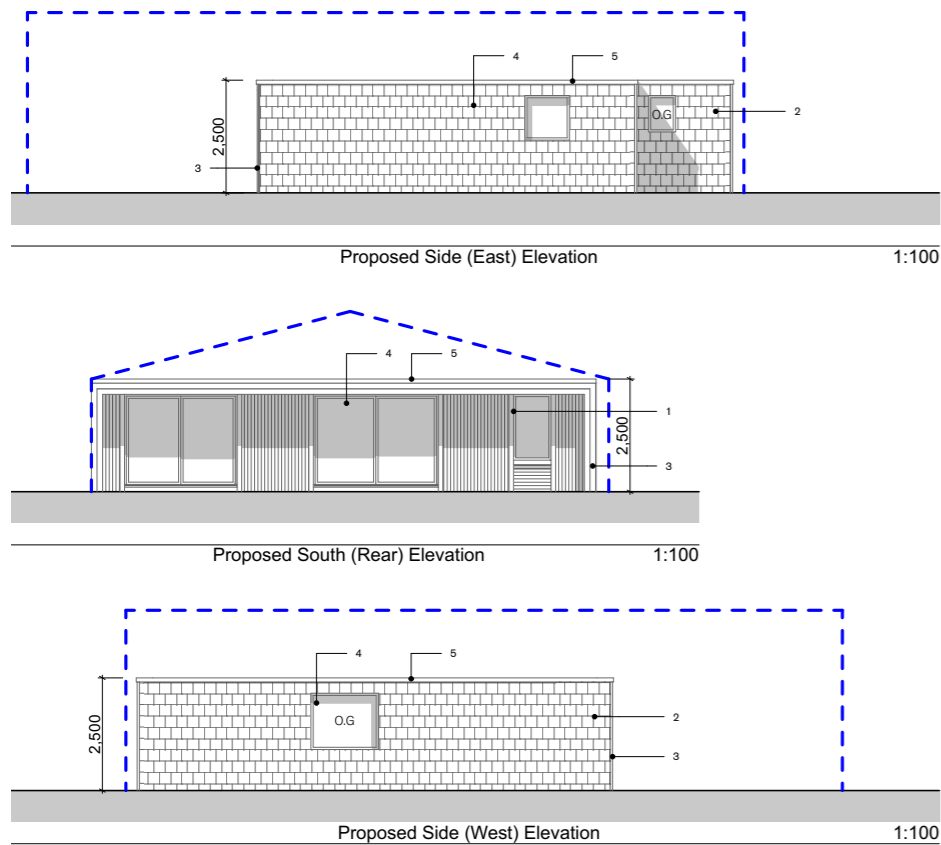
The design has been revised to respond to these points and the design response is elaborated on the next pages.

3. Planning History and Design Response

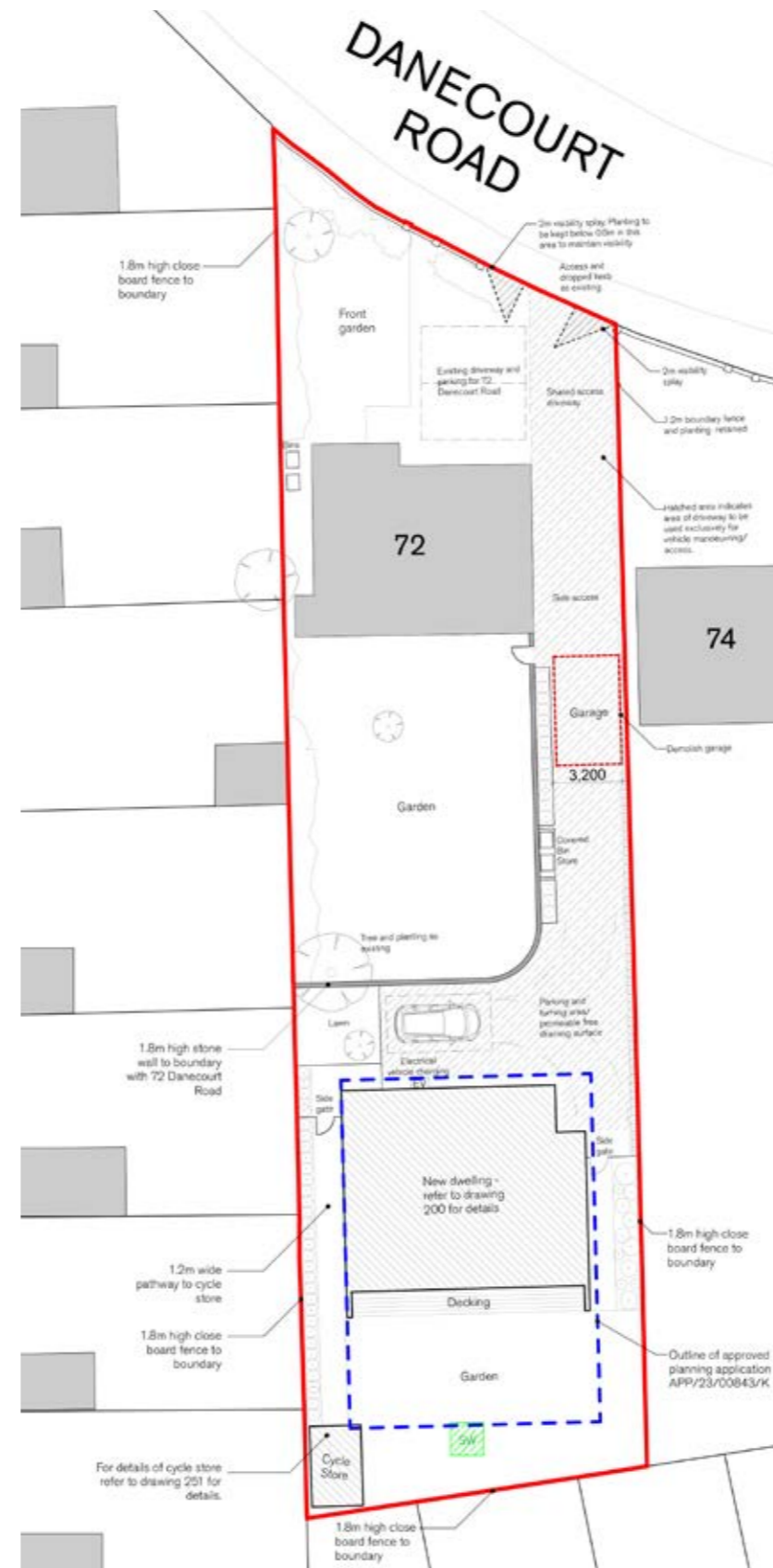
Design Response

Layout and Siting

The building has been sited with careful consideration of the adjacent neighbouring properties, as well as consideration of privacy and amenity of the occupants. The overall footprint of the proposals is reduced from the original planning application. The proposed footprint is also smaller than the approved outbuilding (APP/23/00843/K). The proposed footprint compared with the approved outbuilding is over 6m shorter in length and 0.4m less in width. The footprint and layout is square in shape which allows for a more usable rectangular rear garden space and more amenity space than the refused planning application.



Layout and Siting - Extract of proposed elevations of this planning application. Outline of approved outbuilding shown in blue dashed line



Layout and Siting - Extract of proposed site plan of this planning application. Outline of approved outbuilding shown in blue dashed line

Scale, Bulk and Mass

The overall scale of the proposal is reduced in this application. From the road, the scale of the building appears low key as it is set back far into the site. It will appear less visibly dominant than the existing garage building or the approved outbuilding. The proposed flat roof of this scheme is only 2.5m in height from the ground to the top of the parapet. The overall height and footprint of the proposed building is much lower and substantially smaller than the approved outbuilding, which had a height of 4m (APP/23/00843/K). Therefore, the scale, bulk and mass of the proposals is appropriate in this location. The location of the building will have little or no impact on the street scene or the character of the area.

Compared with the approved outbuilding this proposal will be substantially less intrusive and through its sensitive design, will enhance the character of the area, which will meet the planning policies PP27 and PP28 of the Poole Local Plan.

Design, Appearance and Materials

The new building will have a flat roof and will be of modern design, with large areas of glazing to the principal living spaces looking onto the garden. The new building will be lightweight and constructed and finished out of timber. Vertical and horizontal cladding will line the external walls and will reflect a visually soft and sympathetic appearance, which will weather and soften over time. This timber material and finish are the same as the approved outbuilding (APP/23/00843/K) and is a finish apparent in many outbuildings in rear gardens in the area. The design, appearance and materials are considered appropriate and meet PP27 for a good standard of design that reflects and enhances the character of the area.

3. Planning History and Design Response

Plot Sizes

The size of the both the donor plot at No.72 and the proposed new plot in terms of amenity, parking and on-site manoeuvring space are considered to be both proportionate and appropriate for the area. The plots surrounding 72 Danecourt Road are varied in size, shape and area.

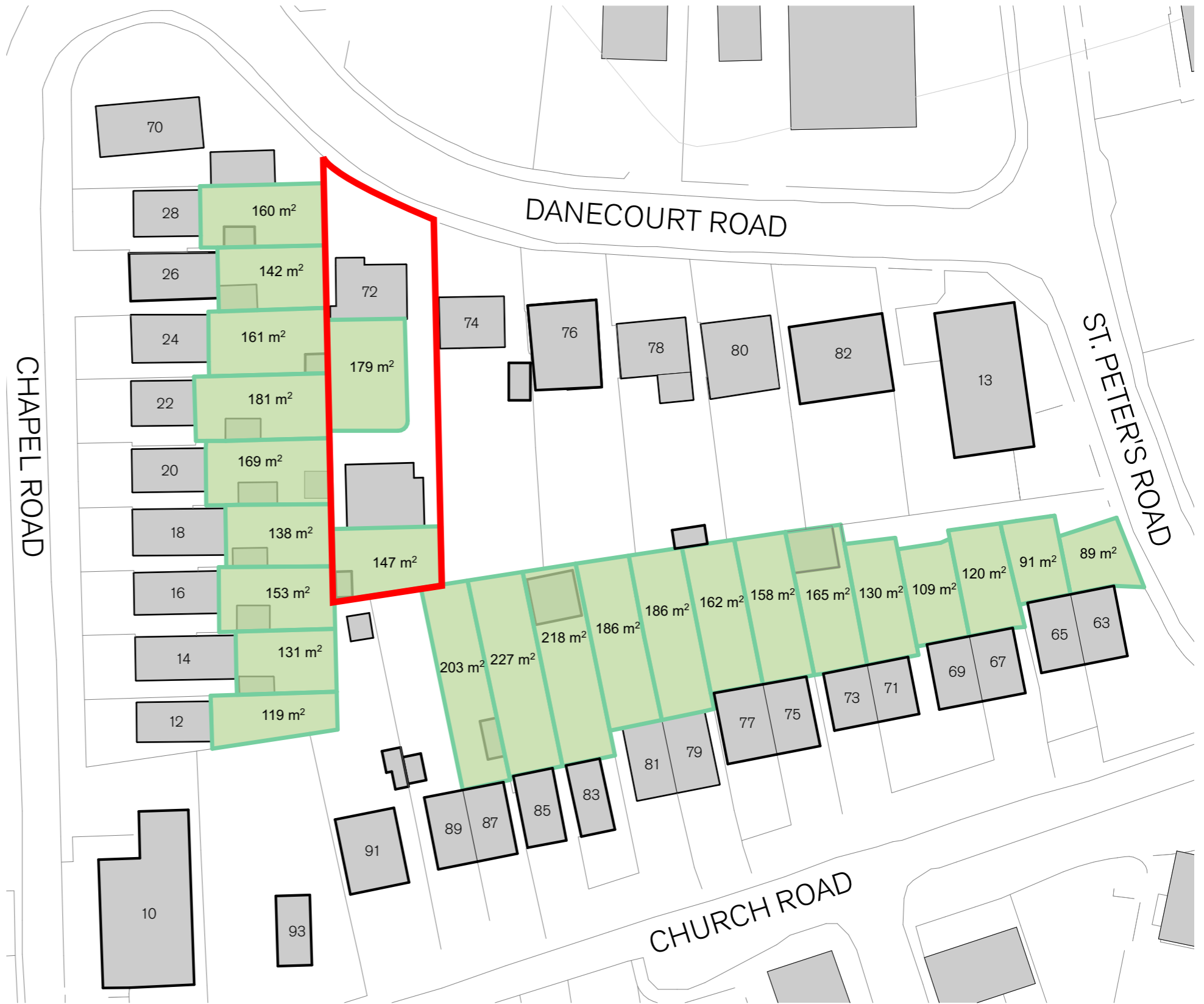
The areas of both proposed plots are sufficient to accomodate two houses. The total plot areas below include the front and rear gardens, house footprints, but, exclude the parking areas:

Donor Plot at 72 Danecourt Road = 420m²
 New Severed Plot = 300m²

These total plot areas are comparable with many adjoining plots. Thus meeting policy PP28. Furthermore, as demonstrated on the illustration below many of the neighbouring detached plots have similar sized rear amenity spaces. The highlighted rear gardens have an area in the region of between (119m² to 200m²) These rear garden area totals are comparable with the both proposed plot sizes. In addition, both the donor plot at No.72 and the proposed new plot meets the parking requirements as set out in the BCP Parking SPD (Adopted January 2021).

Access

Access will be gained from the existing access point from Danecourt Road and provides safe and convenient access to and from the site. The boundary treatments will be widened at the site frontage to improve upon the current visibility splays. The proposals will only result in one additional dwelling and adequate car parking is provided to serve both the existing and proposed dwelling together with on-site turning facilities. Highways raised no objection to the previous planning application (APP/23/00138/F) and there have been no material changes to the highway's layout, therefore access is deemed acceptable.



72 Danecourt Road rear amenity comparison diagram. Extent of application (red line)

4. Landscaping, Biodiversity and Sustainability

Landscaping and Biodiversity

Policy PP27(b) requires trees that make a significant contribution to the character of an area be retained. Where possible, trees on the site will be retained. Any losses of trees will be mitigated through enhanced landscaping. Given the backland location, the loss of any trees will not impact the character of the area. There are no TPO's or protected trees on the site. The boundary shrubs and planting will be retained and incorporated into the proposed scheme.

A 1.8m high stone wall is proposed to divide the plots with an extensive soft landscaping scheme to enhance privacy and amenity of the new occupants and protect views into the site from the original dwelling. Similarly, a 1.8m high close boarded fence will line the other boundaries to the neighbouring dwellings and will be further shielded by boundary planting to protect neighbouring amenity from any overlooking.

As the space between the site boundaries and the building sides has been increased there will be more room to enhance the sides of the proposed building with small shrubs and herb planting.

The proposed flat roof will be a green sedum roof which will enhance biodiversity and create interest in the garden setting.



Green sedum flat roof example

Sustainability

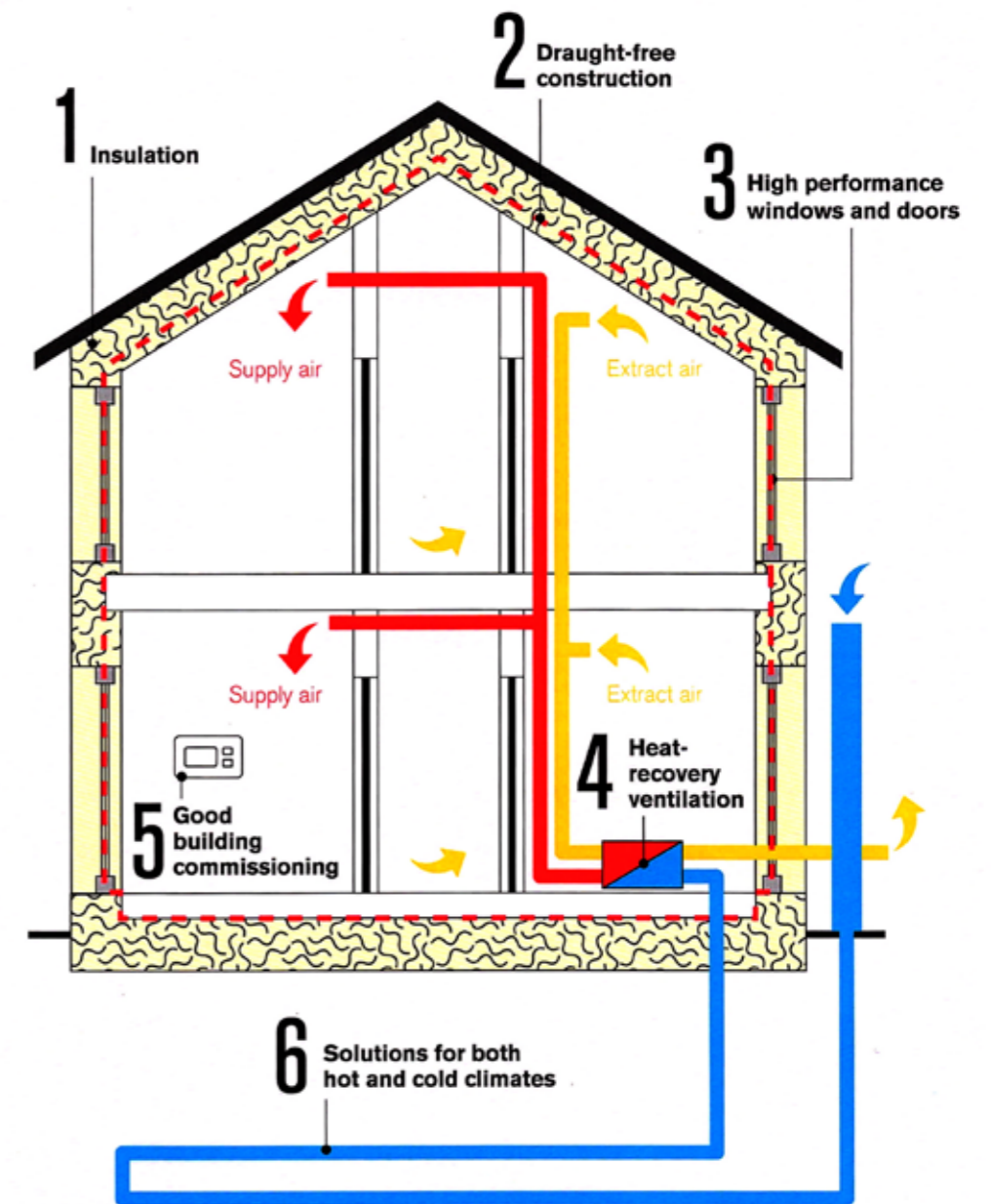
The proposed building to these sustainability requirements will meet the criteria of Poole local plan policy PP37. The client wishes to adopt as many passive house principles into the new house as possible. These include:

- High performance insulation
- Airtightness to the passive house standard.
- No thermal bridges – i.e no cold spots or thermal bypass
- Windows optimised for solar gain, and reducing overheating risk
- Mechanical ventilation with heat recovery (MVHR)
- Triple-glazed windows, thermally broken

Solar gain is significant in passive houses as the sun's energy is harnessed. The heat gained through the sun passing through windows is retained for longer due to the high levels of airtightness and insulation. Using the sun's energy dramatically reduces the heating demand on the dwelling.

The danger of solar gain is that it can easily result in overheating. To mitigate the overheating risk when the sun is high in the sky. The proposals use solar shading to control the solar gain in the summer by eaves which overhang on the south-facing elevations and provide shade to the full height glazing.

The introduction of the above measures produces a low-energy building with reduced environmental impacts whilst still achieving comfortable internal conditions for the applicant who will be making this their long-term home.



Passive House principles will be implemented in the proposed house
Source: bere:architects

5. Conclusion

This statement has demonstrated that the proposed dwelling meets the requirements of the Poole Local Plan. The proposed development will create an exciting yet sympathetic, high quality and sustainable dwelling.

Furthermore, as identified in NPPF Paragraph 11 and the pre-application response, the presumption in favour of sustainable development is engaged, and the 'tilted balance' needs to be applied as per the NPPF.

In Poole, there needs to be more housing to meet the projected need, evidenced by the publication of the most recent National Housing Delivery Tests Results (February 2021). According to the Office of National Statistics, Poole has delivered 73% of its projected housing targets in the past three years. That record is below the minimum of 75% set out in Paragraph 11 of the NPPF, and the implication is granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides an apparent reason for refusing the development proposed;
- or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

There is a tilted balance towards sustainable development. This proposed dwelling can and will deliver the sustainable benefits of economic growth, environmental improvements, and social development.

The design has been developed to respond to the feedback in the previous refused planning application. The overall footprint, scale, height, mass and bulk is now

substantially less than the previous refused application and that of the approved outbuilding (APP/23/00843/K).

The revised design demonstrates how we have understood the significance of our proposal within the surrounding context. This development is sympathetic in terms of density, scale, character and layout whilst working within the bounds of the approved outbuilding (APP/23/00843/K).

The sustainability credentials of this project, regardless of its modest scale, will positively impact the local economy and environment. If planning approval is gained, the dwelling can set an example of building to the highest standards and can help to raise awareness and increase the standard of future housing stock.

The design proposals efficiently use existing land in a sustainable transport location. Local trades will benefit from building knowledge of the passive house standard and will be an exemplar scheme in energy efficiency – and a type of housing and construction in short supply in the area.

There is also a shortage of accessible single-storey dwellings in Poole. This dwelling adds to the mix of accommodation and social equality in the area, a vital part of the social objective of the Poole Local Plan to achieve sustainable development, ensuring that a 'sufficient number and range of homes can be provided to meet the needs of present and future generations'.

Policy PP28, as previously discussed, advises that plot subdivision will be accepted where sufficient land is provided, which safeguards the pattern of development.

It has been demonstrated in previous chapters that the proposed dwelling can be accommodated on the plot,

which maintains a good-sized private garden and will accommodate a built form which is not overbearing or intrusive to neighbouring amenity but will positively contribute to the areas evolving character,

The proposed development represents an attractive scheme designed to the highest sustainability standards, meeting the PP37 criteria and is of a sensitive scale and uses quality materials. The proposed dwelling will positively contribute to the area and meet policy PP27.

This area of Parkstone has undergone an increasing transformation in recent years and continues to do so. Plot subdivisions and severances are found on Danecourt Road and neighbouring roads and add to the diversity of the townscape.

The proposal in its backland location will fit in well with the site and surroundings in all respects in its siting, scale, massing, bulk, design, materials and appearance and will have no impact on the street scene or character of the area.

Given the above, This application will generate an accessible, innovative and ecologically responsible family home in a sustainable location.

This planning application should be approved without delay to assist Poole in meeting its required housing target.