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PLANNING DESIGN & ACCESS STATEMENT

Incorporating Energy & Resources Statement

**120 High Street,
Poole, BH15 1DF**

External alterations to building and conversion of
existing first and second floors to 8no. one bedroom flats

April 2024

DESIGN

- 1.1 Policy PP27 requires good design in new development, measured by several criteria. Policy PP28 requires that flatted development will be permitted where the plot can accommodate an appropriate scale and massing of the building; respectful of the prevailing character of plot coverage within the street; to include the associated parking, bin storage, cycle stores etc. Policy PP30 requires development to preserve or enhance Poole's heritage assets; developments within conservation areas should; (i) enhance or better reveal the significance and value of the site within the street scene and wider setting... (v) retain, repair and reinstate historic shopfronts.
- 1.2 The front and rear elevations of the building will remain unaltered. The key features of the building frontage that form part of its historic character would remain intact, preserving its traditional form and appearance. The proposed extension to the roof would be modest in terms of its height, scale and massing and due to its siting would not be visually prominent within the street scene. It would not be visible from the High Street, and would only be partially visible from Chapel Lane. Its design and materials would complement the existing scale and form of the building, without appearing unduly dominant or overbearing. As such, this element of the proposals would sit comfortably within the mixed street scene of the High Street, Dear Hay Lane and Chapel Lane in terms of its position, scale, height, massing and materials. There would be no adverse impact upon the character or setting of the conservation area, the locally listed building nor any adjacent listed or locally listed buildings.
- 1.3 In consideration of the points above, the resultant siting, layout, scale, mass and appearance of the proposed scheme therefore respects that which exists in the location, and the development respects the pattern of development in the area, the street scene and the character and setting of the conservation area and adjacent historic buildings. Therefore, the appearance of the development, when viewed in terms of the wider locality, would integrate well into the urban and historic environment and would exhibit a high standard of design as required by Local Plan Policies PP26, PP27, PP28 and PP30 and also fully complies with the requirements of NPPF paragraphs 131, 135, 195 and 205. The development would also adhere to Poole Quays Forum Neighbourhood Plan Policy PQF3, since the design of the proposed alterations to the building would be of high quality and respond to the scale, grain and pattern of nearby residential development. The proposed density is acceptable, as is the massing and site coverage.

ACCESS

- 2.1 Pedestrian access to all flats would be via an entrance and staircase at the rear of the building. The proposed development would not give rise to a detrimental impact upon highway safety and nor would it interrupt with the free flow of traffic or cause inconvenience to other road users over and above the existing use of the site. The proposed development would not compromise the rear servicing access for the commercial use of the ground floor of the building nor any other commercial premises in the immediate area. Bin storage is provided within the rear of the building making collection from Chapel Lane / Dear Hay Lane as easy as possible.

- 2.2 Local Plan Policy PP27 (g) requires that developments provide convenient and practical parking and cycle storage. No car parking is proposed as part of this development since there is no space on site to provide this and also the site lies within the town centre, in Parking Zone A. The BCP Parking Standards SPD does not require any parking provision for 1 bed flats in a Zone A parking area. As such there is no conflict with planning policy in terms of parking provision.
- 2.3 Further, a lack of parking would encourage occupants to use walking, cycling or public transport as their means of getting around, which would help to reduce reliance on the private car, reduce traffic congestion and avoid further contributing to pollution and poor air quality in the area. There is no practical space on site to provide cycle parking. The applicant had advised that in lieu of this they are willing to make a financial contribution towards cycle storage / parking off site under a legal agreement.
- 2.4 In these respects the development therefore fully complies with Paragraphs 108 and 112 of the NPPF and Local Plan Policies PP1, PP3, PP27, PP28, PP34, PP35 and PP36, The Parking Standards SPD and Policies PQF4 and PQF5 of the Poole Quays Forum Neighbourhood Plan.

ENERGY AND RESOURCES STATEMENT

- 3.1 The development would incorporate appropriate renewable and low carbon energy resources (to be finalised) to reduce the predicted energy use of the building by 10%. Such details could be secured by condition. The flats would include A rated appliances and lightbulbs and efficient boiler systems. The orientation of the habitable room windows would enable natural light throughout the day and early evening to reduce reliance on artificial heating and lighting sources. In these respects the development would accord with paragraphs 162 and 164 of the NPPF and Local Plan Policy PP37.

CONCLUSION

- 4.1 This Design & Access statement clearly explains how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.
- 4.2 The Energy and Resources statement demonstrates that the development will incorporate appropriate renewable and low carbon energy resources to ensure it is energy efficient.