



Planning Policy Report

Appraisal



MASS
Reports









Appraisal Address

Overview




In the following report our architects will provide you with a detailed appraisal of planning feasibility for the property. We have considered both Local and National planning rules and nearby planning applications to build a realistic approach towards the appraisal.

If you would like to look in to this even further please

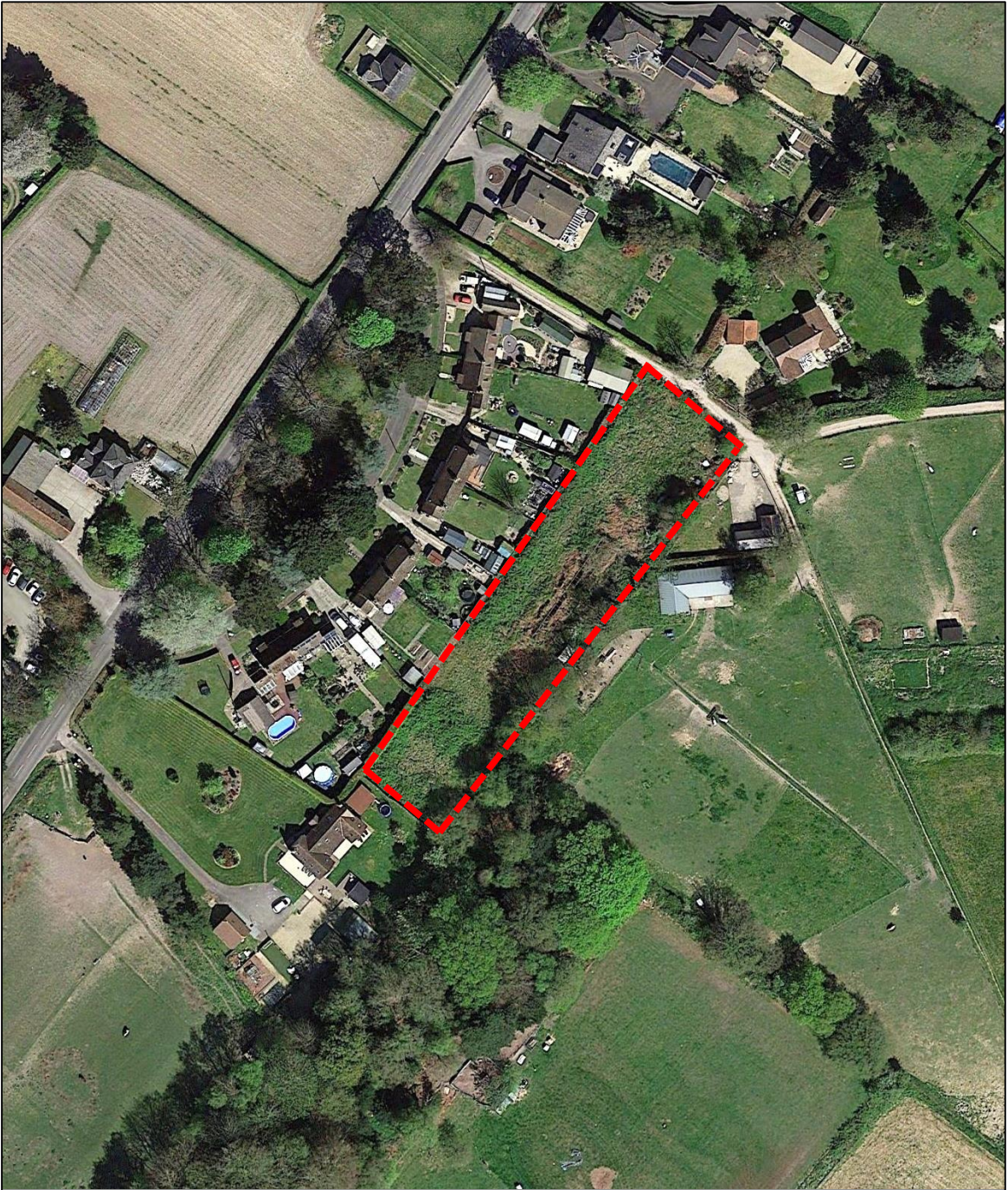
[click here to upgrade to the next level report](#)

-  Nearby properties which need to be considered
-  Schooling and travel links nearby
-  Council provide a clear planning outline
-  Relevant successful planning applications nearby
-  Flood risk on or around the property
-  Listed buildings status on or around the property
-  Conservation Area
-  CIL Zone

Key

-  No issues which would effect your application
-  Some issues nearby which could effect your application
-  There are issues which would effect how we present your application

Plot Boundary



Plot Area ~ 0.87 acres (38071 sqft/ 3536.9 sqm)

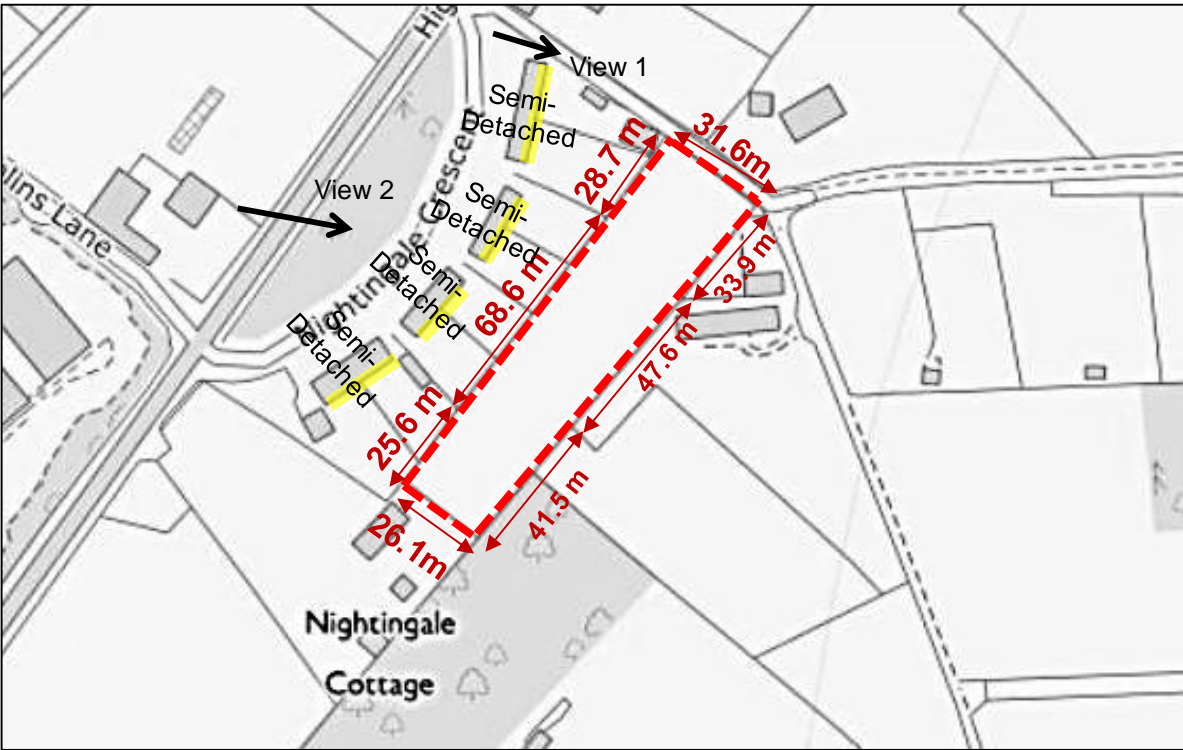
Local Authority




MASS
Reports


Appraisal Address

Plot Area Statistics and Surroundings



Plot area 38071 sqft (3609.72 sqm)

 Plot boundary

 Windows

Most of the buildings near the property are two storeyed.

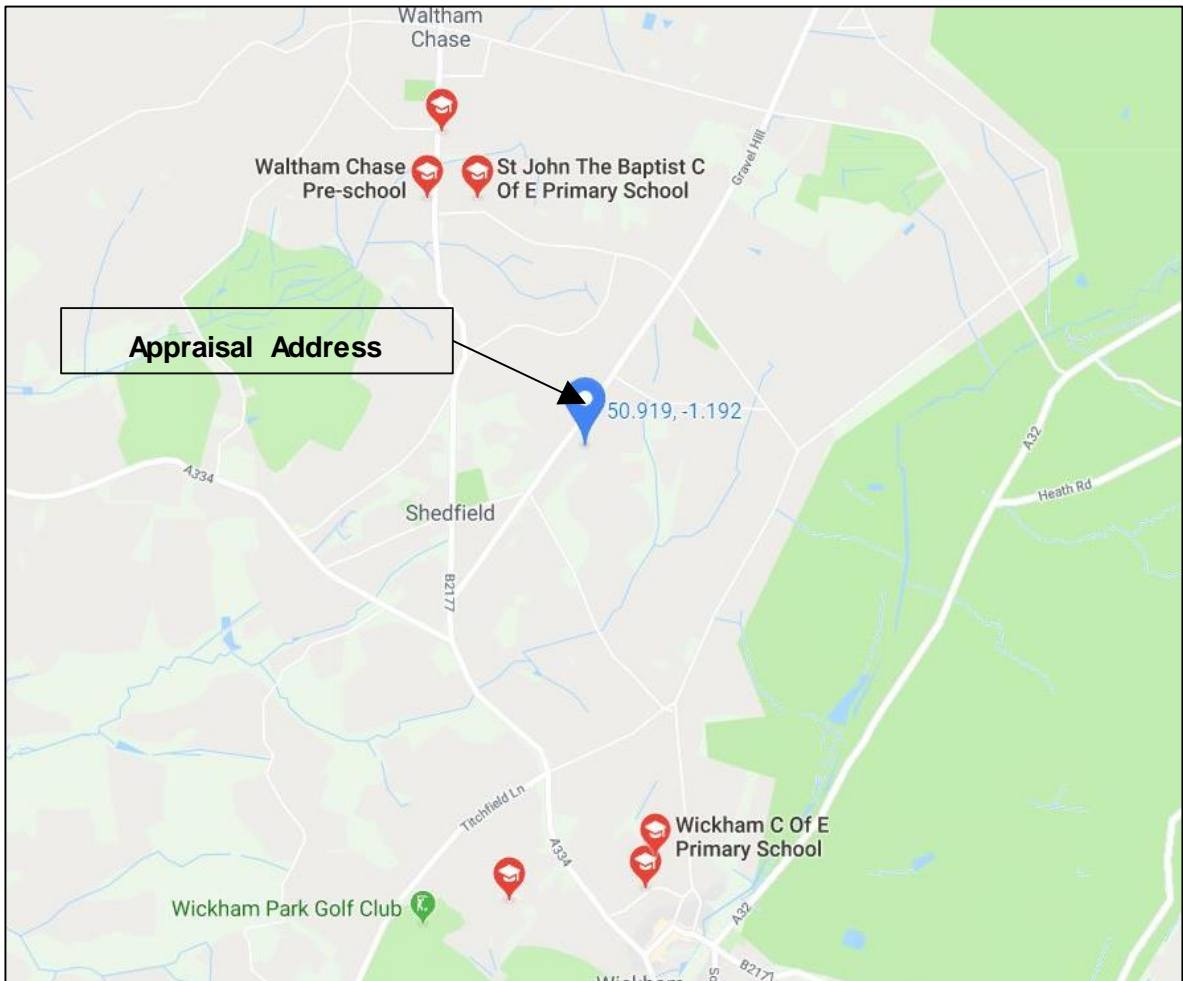


Population Statistics

Radius	Population	Households
100m	22	8
250m	124	51
500m	294	116
750m	838	323
1km	1220	471



Facilities Nearby



The map above shows nearby school locations, for more information click the links below



[Train Stations](#)



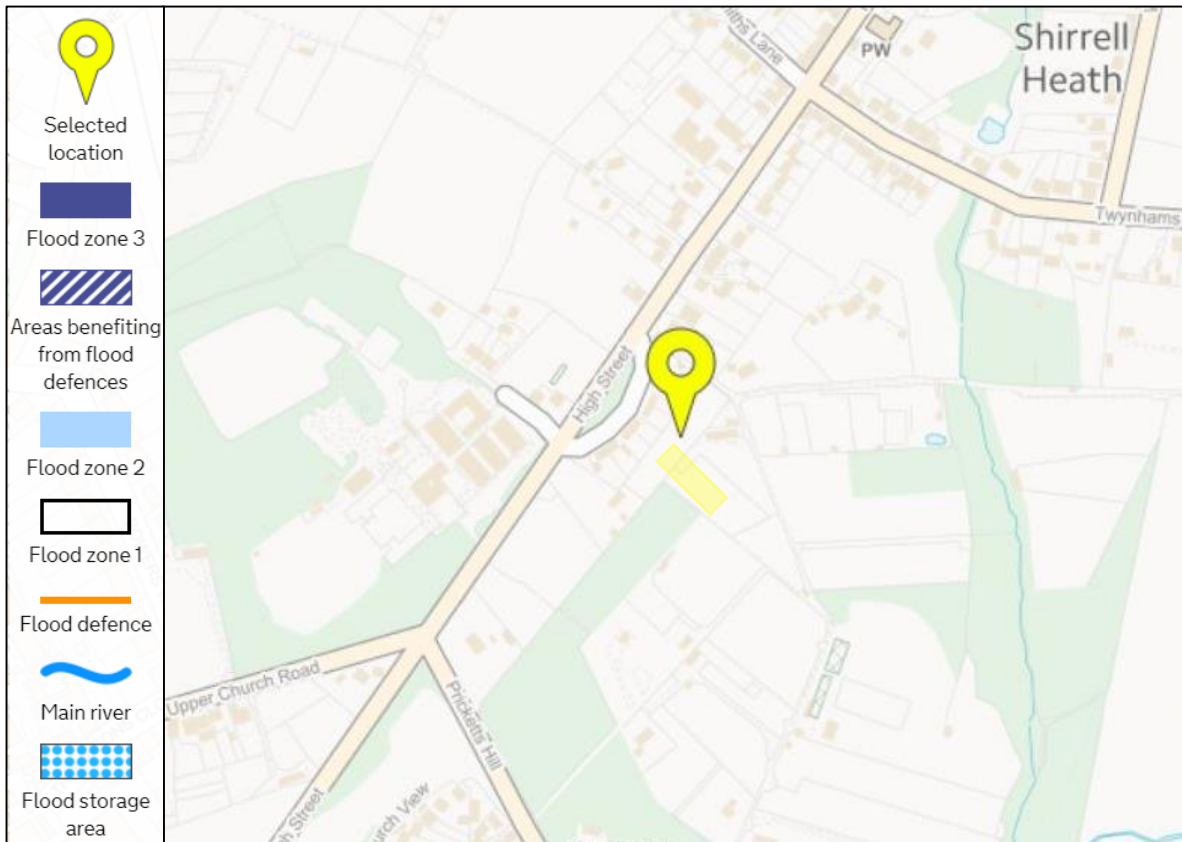
[Bus Stops](#)



[Schools](#)



Planning Constraints



- **Flooding**

The plot location does not come in flood zone

- **Environmental**

Not in Greenbelt or AONB (Area of Outstanding Natural Beauty)

- **Conservation Area**

Not in Conservation area

- **Trees which effect development**

None

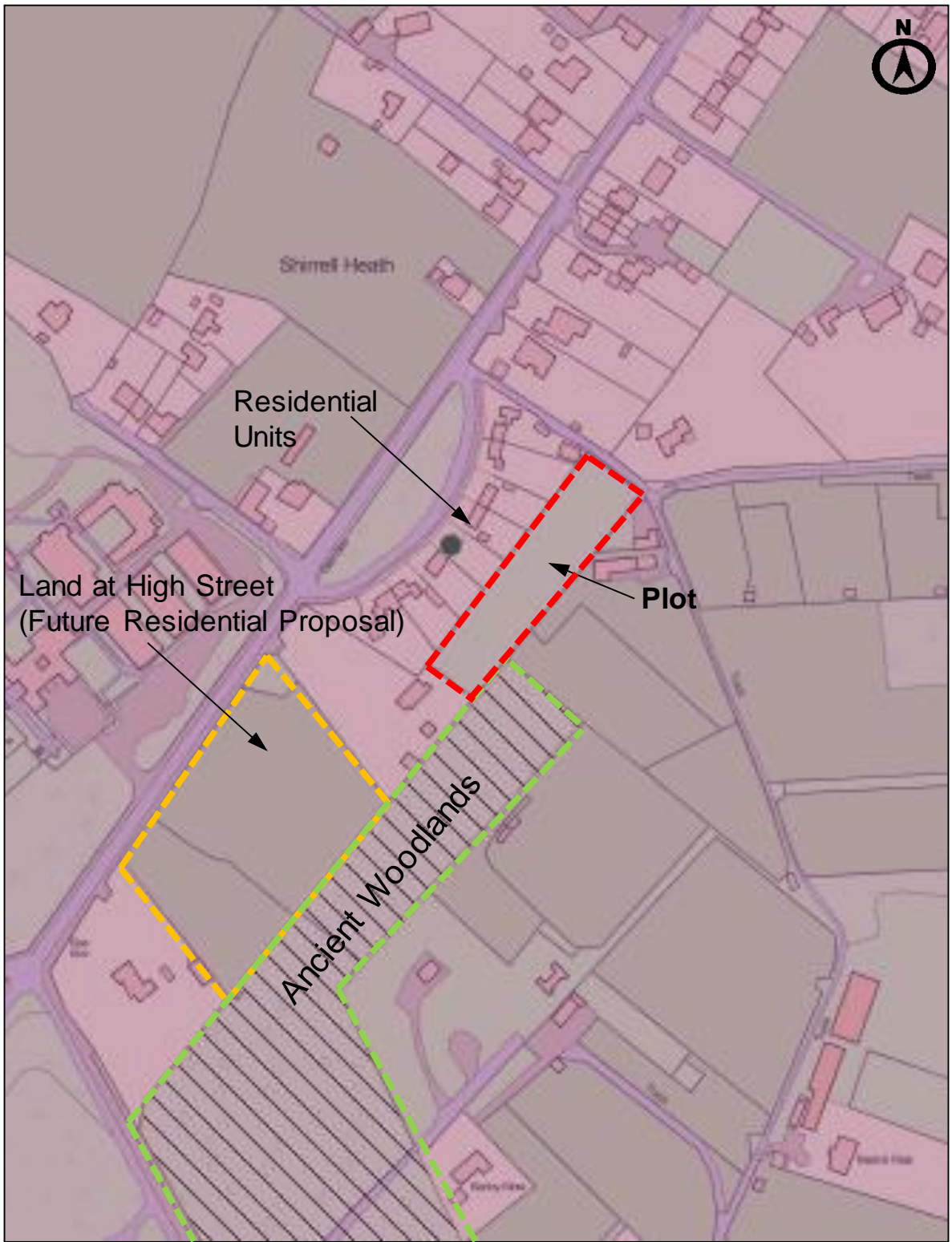
- **Planning History**

No history

- **WCC CIL Zones**

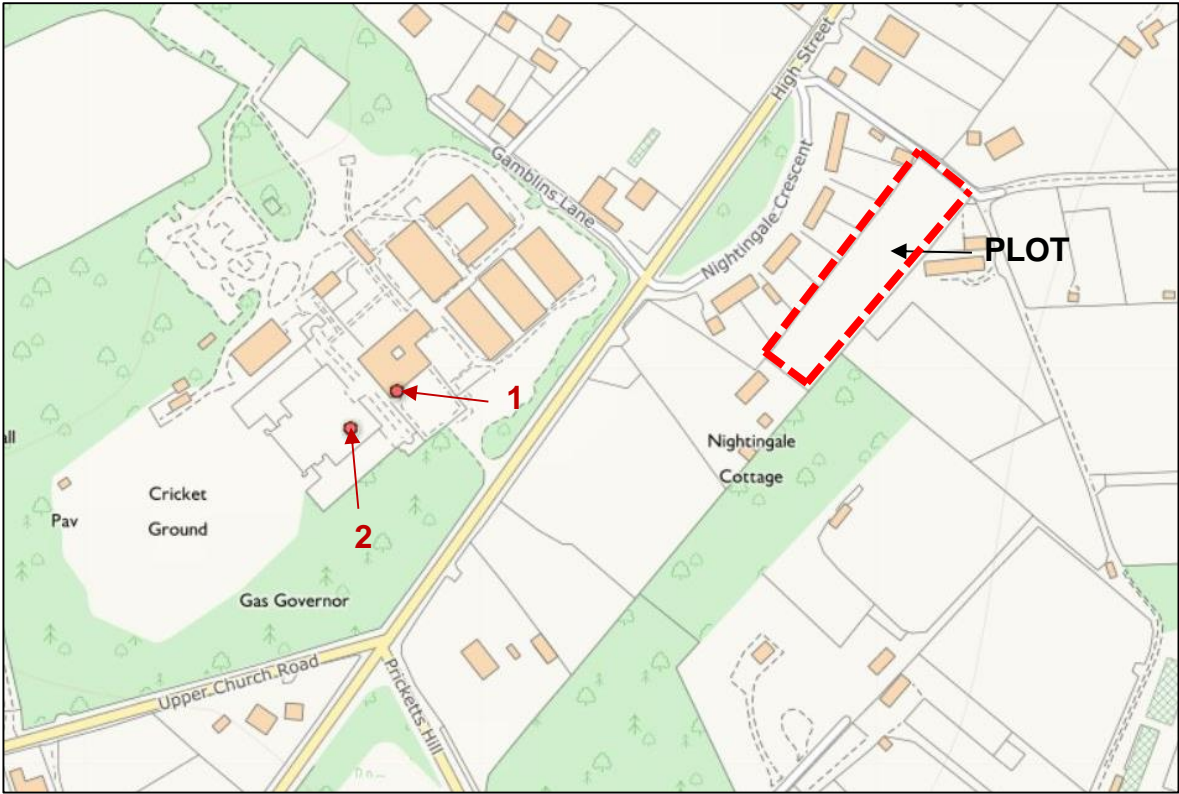
The property falls within CIL Zone 3 (Market Towns and Rural Areas)

Plot Surroundings and Development Proposals



[Click here for full document of Land at High Street Proposal](#)

Listed Buildings



Property is not a listed building, there are Listed buildings within 100 m.

S.No	Building Name	Grade	Link
1	New Place	I	Click here for details
2	Terraced Garden And Forecourt South West And South East Of New Place,	II	Click here for details



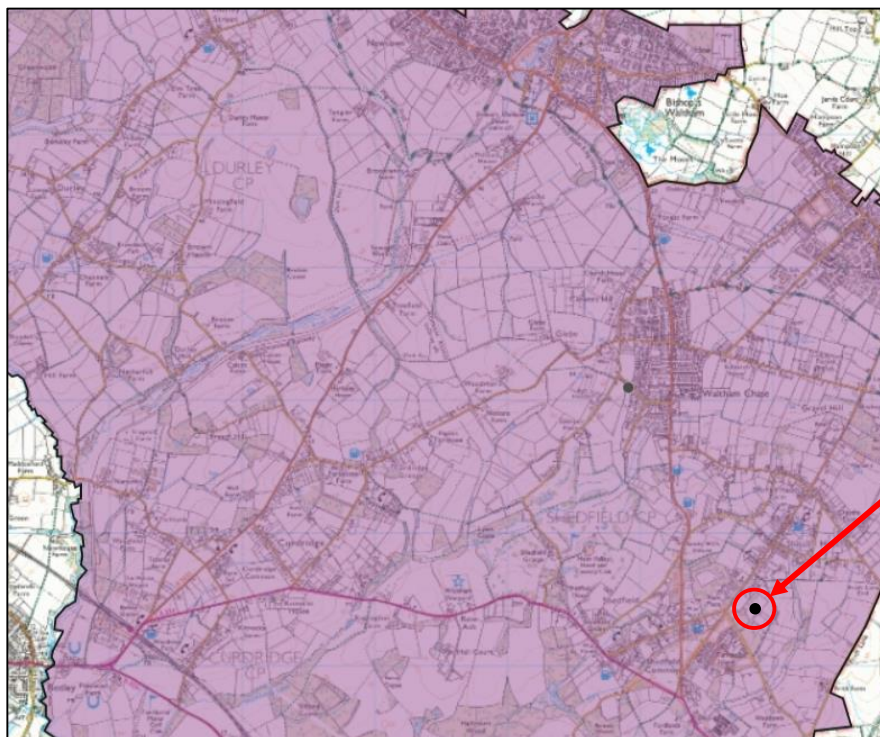
Policy MTRA- Market Towns and Rural Areas

This spatial area includes the 50 or so smaller settlements within the District, which range from larger market towns of a few thousand population, to small hamlets of a few dwellings originally serving the agricultural industry. There is much advice on how to deal with development in rural areas, all with the principle of creating and maintaining sustainable communities.

The guidance emphasizes that in rural areas most new development should be focused in or near to local service centers, with some limited development in other smaller rural settlements to meet local business and community needs and to maintain the vitality of these communities. Significant development should not be directed to settlements which are remote from, or with poor public transport links to, service centers. This philosophy lies at the heart of the rural settlement strategy. It is this spatial area that includes the South Downs National Park. Community engagement throughout the Core Strategy has emphasized the need to maintain rural character and for individual settlement identity to be retained. There is also the recognition that small scale appropriate development should be allowed, to not only support the retention of services but to provide new opportunities meet local community needs.

The updated (2012) South Hampshire Spatial Strategy reiterates PUSH's support for the growth of the cities of Southampton and Portsmouth as the drivers of a sustainable and growing economy. However, the strategy also provides for major greenfield development concentrated at 'Welborne', to the North of Fareham and adjoining the Winchester District boundary.

[Click here for Local Rules and Regulations](#)



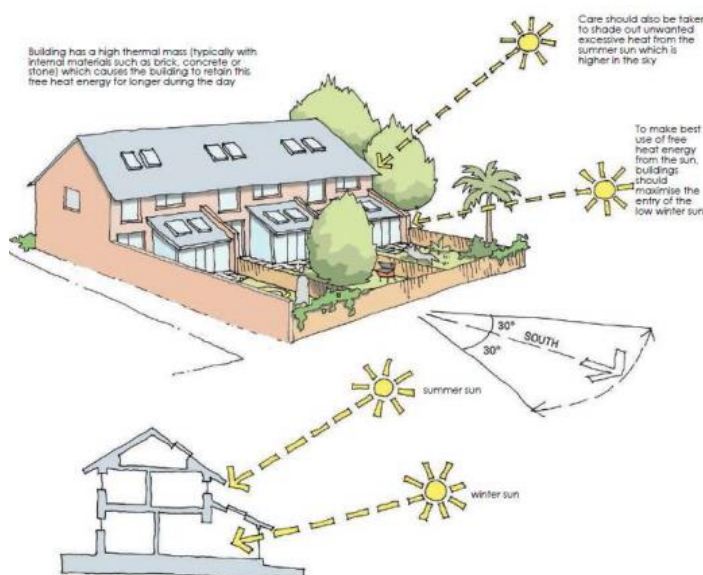
**The property falls
Within CIL
Charging Zone 3
(Market Towns
and Rural Areas).**

Design Guidelines

The contextual factors to consider will depend on the characteristics of each site, and the form of development proposed. Matters to assess potentially include: the pattern of development; height, scale, massing and elevational treatment of surrounding development; land uses; movement patterns; relationship with nearby facilities and services; landscape features; open spaces; topography; orientation; views; neighbouring occupants/uses; protected features; boundary treatments; existing buildings worthy of retention; water features; flooding; microclimate



Example of the way in which an understanding of the context informs design decisions.



ORIENTATION

An important aspect of the layout is the orientation of the buildings and spaces. From a sustainability perspective the orientation will be important in order to facilitate passive solar gain and the use of renewable energy technologies such as solar panels (active solar gain). However, it is still important to ensure that buildings are properly orientated in relation to the public realm i.e. that they address the frontage.

It is important to ensure that vistas are not overly long or meandering, and that they are suitably framed and terminated. Vistas need to be terminated with high quality, distinctive buildings, mature planting or frame an attractive long view (such as out into the countryside).

[Click here for Local Rules and Regulations](#)

Strategy and Design guide

It is important to ensure that new development does not have a detrimental impact on adjoining land, in particular neighbouring residential properties.

Overbearing impacts: these are generally caused where imposing structures are placed too close to important areas which contribute to the amenity of neighbouring properties. For example, a two storey building placed next to the rear patio area of a neighbouring property could feel overbearing to those using that space and is consequently potentially unacceptable.

Overlooking: direct overlooking of important areas which contribute to the amenity of neighbouring properties (such as gardens or habitable rooms like lounges and bedrooms) is also potentially unacceptable. When assessing this issue it is important to consider the angles involved, as more oblique views are less harmful

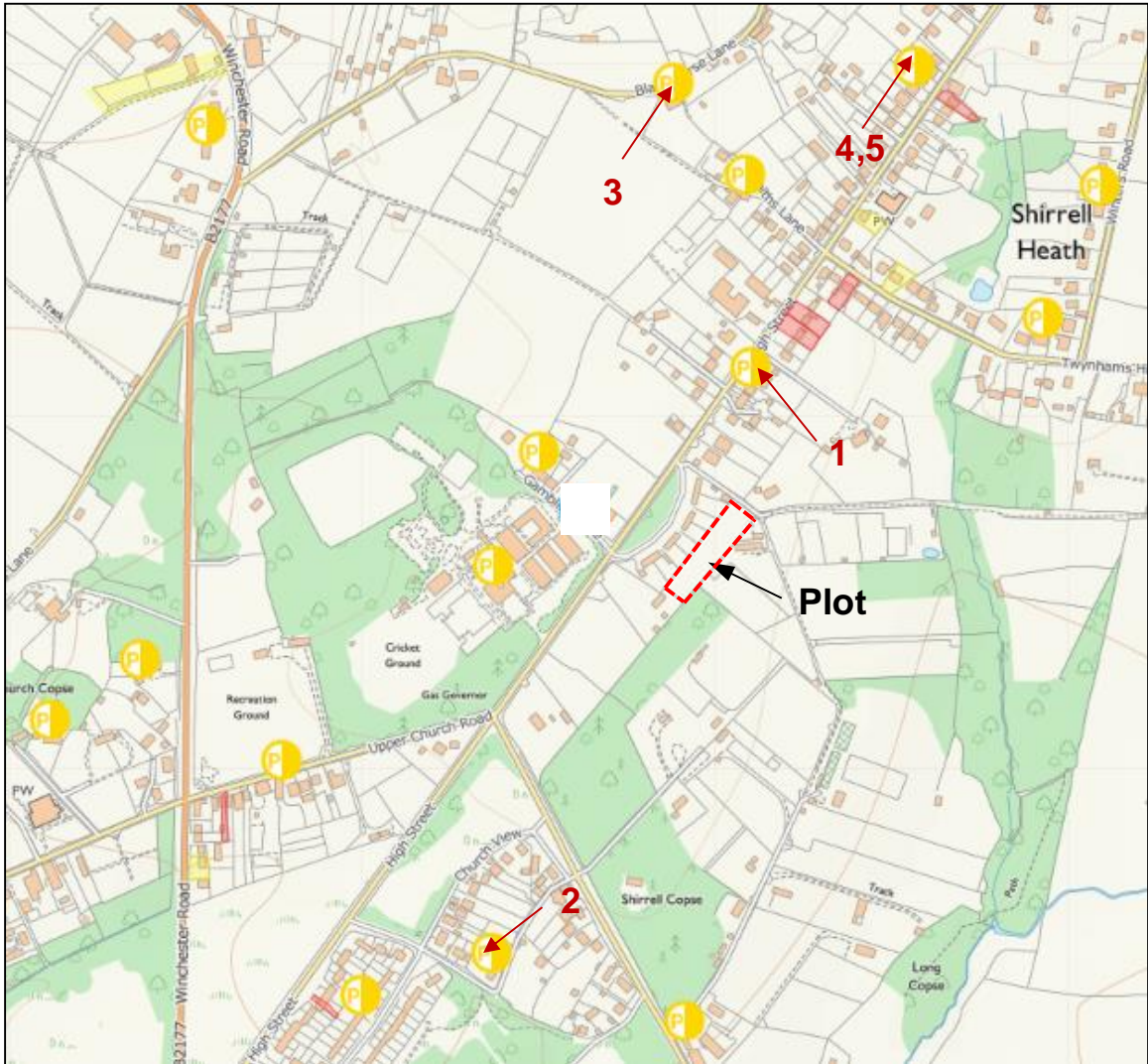
Overshadowing/ loss of light: significantly reducing the light reaching an important area which contributes to the amenity of a neighbouring property (such as gardens, a lounge or bedroom) is also potentially unacceptable. For example, where a two storey structure is placed immediately to the south of a neighbouring patio area. .

Boundaries: successful boundary treatments can have a significant impact in mitigating potential impacts on neighbour amenity. For example, significant planting along boundaries can reduce impacts such as overbearing effects or overlooking.







Parking: The way parking is provided in any new development has a significant impact on the quality of the buildings and spaces created, the appearance of development as a whole and the way a place functions. As such, the approach to providing appropriate parking requires very careful consideration. The basic principle is to ensure that vehicular parking has the least impact possible on the aesthetics of the proposed development, especially in relation to the public realm and when the development is viewed from key vantage points. However, this needs to be balanced with practicality considerations in order to avoid excessive on-street parking. The amount of parking required is set out in the council's adopted parking standards.

[Click here for Local Rules and Regulations](#)

Comparable Planning Applications



Planning Applications Since 2000 within 0.31 miles of Land off High Street, Shirrell Heath

Map Legend				
 Freehold Polygon	 With Planning	 With Availability	 With Planning & Availability	POSTCODE MARKERS  Planning  Traffic Flow

S.No.	Address	Description	Decision Date	Link to application
1	Earlsfield,	Granted Construction of 2 x 3 bedroom detached houses with associated parking	25/06/2018	Click here for full planning application
2	Heatherlea	Granted Demolition of existing 4 bed timber bungalow and replace with 3 bed detached cottage with detached garage and car port.	13/04/2018	Click here for full planning application
3	Fairview	Granted Proposed new dwelling	08/07/2016	Click here for full planning application
4	Poppy Down Cottage	Granted Demolition of existing dwelling and construction of new single storey 3no. bedroom dwelling with a detached double garage and store)	27/10/2011	Click here for full planning application
5	Woodbarn Cottage	Granted Erection of 1no detached dwelling with detached double garage	27/05/2014	Click here for full planning application

Precedent



[Click here for full planning application](#)

Inference



There is feasibility of 2 numbers, 4 - Bed Detached dwelling units on the Property.

Disclaimer: The report is not intended to constitute legal or other professional advice and should not be relied on or treated as a substitute for specific advice. The information in the report is given at the date of its issue. While we have made every attempt to ensure that the information contained in the report has been obtained from reliable sources, MASS Reports Limited is not responsible for any errors or omissions, or for the results obtained from the use of this report. All information in the report is provided "as is", with no guarantee of completeness, accuracy, timeliness or of the results obtained from the use of this information, and without warranty of any kind, express or implied, including, but not limited to warranties of performance, merchantability and fitness for a particular purpose. In no event will MASS Reports Limited be liable to you or anyone else for any decision made or action taken in relation to the information in the report or for any consequential, special or similar damages, even if advised of the possibility of such damages.