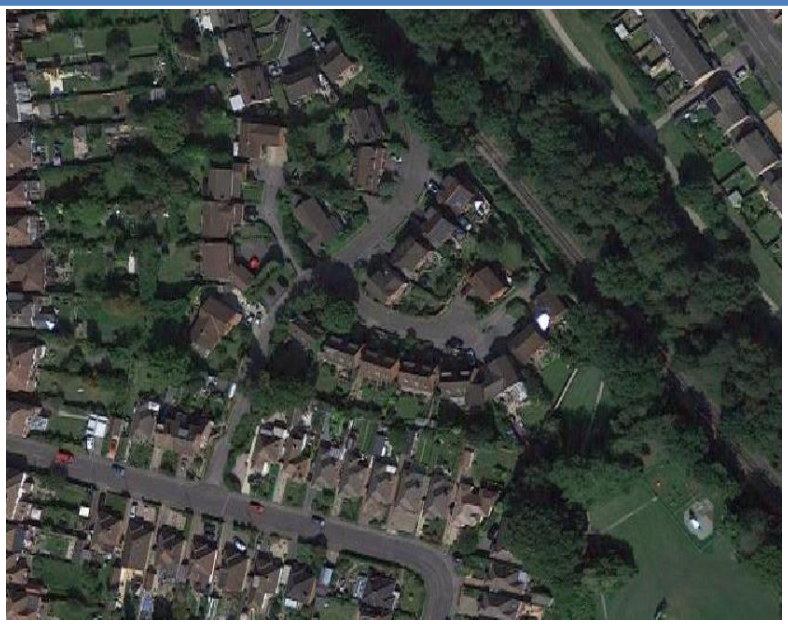
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Stourvale Gardens
Chandlers Ford
SO53 3NE

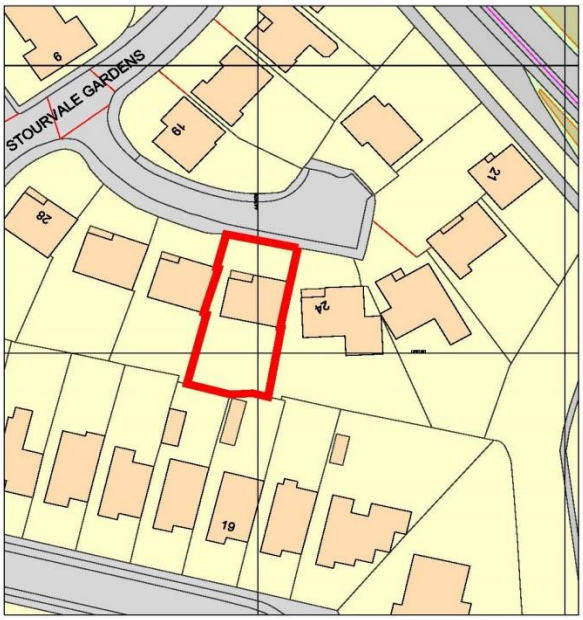
Grounds For Appeal



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1. Site

The application contains a three storey detached property and is situated in Stourvale Gardens, Chandlers Ford.



2. Grounds For Appeal

This appeal is submitted following the refusal of application F/17/79914 for a single storey front extension; access steps and landing/terrace.

One reason for refusal was provided within the refusal document,

1) The proposed single storey front extension due to its siting, design, scale, and subsequent loss of space around the building would create an unattractive and incongruous feature at odds with the appearance of the house, neighbouring properties and detrimental to the character and pattern of development within Stourvale Gardens. The proposal is contrary to, National Planning Policy Framework, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.8E, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1, as well as Supplementary Planning Document Quality Places.

The proposal involves a modest extension of only 8.1sqm, infilling the covered porch area and extending a further meter into the front garden. This was identified by the planning officer, within their report as "not an unreasonable projection".
The extension retains the same eaves height of the existing building and incorporates a cat slide roof with proposed materials that will match those of the existing dwelling, namely brick and tile.
The impact on the street scene is negligible due to the minimal projection of the extension and therefore refusing the application on the grounds of siting, design and scale is not considered to be reasonable.

It is difficult to understand the reasoning behind the “loss of space” objection. Effectively the only space to be lost is that taken by the footprint of the extension which extends forward of the façade. The existing covered porch does not constitute as being space around the building and there is no addition to the sides of the property to reduce the space there either.

Reference is made within the officer’s report of the five properties in this section of Stourvale Gardens, namely numbers 24-28, having a distinctive character. Whilst they have the same design, there are differences apparent from the street scene.

Number 28 is heavily screened from the road and has a grassed area to the front without winding steps to the front door.



Number 27 is constructed of a different brick than the application site and rather than having a terraced front garden it is laid to lawn.



Number 26 is constructed of the same brick as the application site and has both a lawn area and terrace to the front garden with limited planting to the terraces.



Number 24 is again constructed of a different brick to the application site and has a different mix of terrace and planting to the front. It has also has a side and rear extension which is clearly visible in the street scene.



Saved Policy 59.BE requires development to take into account the character of an area, be appropriate in scale and design and to provide high landscape design along with satisfactory means of access to pedestrians and vehicles.
The proposed alterations to the application site respect the character of the area by retaining the winding steps to the front of the property along with the landscaped section of front garden whilst making the most of the empty space provided by the existing covered porch by incorporating a modest front extension. The access for both pedestrians and vehicles is improved by the alterations.

It is noted that there were no consultee objections received and the applicant has not been made aware of any neighbour objections to the proposal, indeed the planning officer noted no undue harm to the amenities of neighbouring properties. On this basis and the comments contained within this grounds for appeal the Inspector is respectfully asked to allow the appeal, subject to the following suggested conditions.

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: farr sht 1 rev x, farr sht 2 rev x, farr sht 3 rev x and farr sht 4 rev x.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

(3) The materials to be used must match as closely as possible, in type, colour and texture, those on the existing building.