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PLANNING COVERING LETTER

16th August 2022

Eastleigh Planning Department,
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh,
SO50 9YN

Dear Mrs Webb

Re: Extensions and Alterations – Brooklands

Introduction

The Applicant, Hilary, her adult children (Amber, Holly, Ashli and David), their respective partners and her grandchild all live at Brooklands in Botley as an archetypal intergenerational household.

The application site is home to an approximately 350m² two-storey dwelling including three annexes shared by the single family.

The ground floor footprint of the original dwelling houses three bedrooms (one with en-suite), a bathroom, WC, kitchen, plant room, living room and a dining room, housed within the Orangery.

The later single-storey side extension (Annexe B) is used as separate annexe accommodation including a double bedroom, living room, bathroom and an independent front entrance, whilst sharing the ground floor kitchen with the main house.

The first floor is home to a second annexe, comprising a kitchen, a living/dining room, bathroom and two bedrooms (one with en-suite) opening out onto the raised external pool area with associated plant room beneath.

The first floor annexe also benefits from an independent external stepped access.

The former detached double garage – located adjacent to the existing dwelling – was also converted by the previous owners into an annexe for additional family members including an open plan kitchen/ living/ dining room, a double bedroom, WC and a bathroom, at a raised level to the rear.

Planning History

A number of works were carried out by the previous owners without the required Planning Permission. The Applicant therefore recently applied for and was subsequently granted an Existing Lawful Development Certificate for the three historic breaches of planning control (LDC/22/92190).

The Proposal

Having purchased the property back in November 2019, Brooklands is seen as the forever home for Hilary and her growing family and as such, they are looking to add to and reconfigure the existing dwelling to provide the necessary space for each of their families to grow together over the next 20 years and beyond.

With the ever-pressing urgency of the environmental agenda, coupled with the decision to make Brooklands the forever home, the family are also keen to exploit opportunities to improve the thermal fabric of the existing dwelling, whilst constructing the new extensions to meet or exceed the recently implemented improvements to Part L of the Building Regulations, in order to reduce the operational energy demand of the home.

Pre-application Advice

In order to test the viability of the proposed extensions and alterations, the Applicant has proactively engaged in Pre-application discussions with Eastleigh Planning Department.

Following an iterative process of design development, WMA and the Applicant have worked closely with the Planning Officer to address concerns raised regarding perceived impacts on neighbouring amenity, resulting in the latest proposals receiving the support of the Planning Officer.

Following this productive period of Pre-application advice, the Applicant is now looking to gain formal approval for the proposed works by way of this Householder Planning Application.

If you require any further information to support the application, please don't hesitate to ask.

Kind regards,

Will Monaghan

For and on behalf of William Monaghan Architects