

PLANNING STATEMENT



First floor extension

94 Hiltingbury Road, Chandlers Ford, SO53 5NZ

Client:	Mr & Mrs A Johns
Date:	Sept 2022
Ref:	E-478-NM

Southern Planning Practice Ltd

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester SO21 1NN
Tel: 01962 715770 E-mail: info@southernplanning.co.uk Website: www.southernplanning.co.uk
Registered in England and Wales No. 3862030

Introduction

1. Southern Planning Practice have been instructed by Mr and Mrs Johns of 94 Hiltingbury Road, Chandlers Ford to prepare this Planning Statement in support of their application for a first floor extension.
2. The proposal will effectively result in the existing extended single storey property – which already has rooms in the roof – becoming a two storey dwelling, similar to what many other properties along this stretch of Hiltingbury Road have already done, including the immediate neighbouring property, No. 92 Hiltingbury Road, and two doors along, No. 88 Hiltingbury Road.
3. In 2004 / 2005, Mr and Mrs Johns were refused planning permission and an appeal dismissed for 'First Floor extension to create two storey dwelling and addition of porch to front' (application ref: Z/04210/003/00). Although that was due to the particular design of the extension, which the Planning Inspector opined, involved '*... long flank roof places and an awkward combination of gabled and hipped elements ... [which] ... would in my opinion both dominate the appearance of the existing dwelling and fail to integrate satisfactorily with its design and character*' and would '*... look obtrusive and out of keeping ...*'
4. The scheme now being proposed is more considered and refined.
5. It would be in-keeping and integrate well with the existing dwelling in terms of its size, massing, scale and design.

Site and surroundings

6. The property sits within a generous plot, surrounded by hedging and trees, which is characteristic of the properties along Hiltingbury road and within the Hiltingbury Road West Character Area.

7. The property is set back within the plot with a parking area in front, behind a roadside hedge.



View of property looking west along Hiltingbury Road



View of property looking east along Hiltingbury Road

8. The existing dwelling is single storey with rooms in the roof. It has been extended under a series of planning permissions:

Application ref:	Description	Decision / Date
Z/04210/001/00	Single storey rear extension	Approved; 11/10/1990
Z/04210/002/00	Single storey rear extension following removal of one Beech Tree	Approved; 31/10/2002
H/17/80987	Replacement conservatory	Approved; 08/08/2017
F/12/70701	Alterations to roof to provide front gable	Approved; 28/05/2012

9. The roof is part hipped / part gabled.
10. Materials are white painted render with brick coursing and clay tiles.

Adjacent properties

11. The properties along Hiltingbury Road are a mixture of two storey and single storey dwellings, although along this stretch of the road most of the properties are now two storey.
12. Most of the properties are detached and situated within similar size plots.
13. A number of the properties along the road that were single storey have been extended and altered, or replaced, to become two storey dwellings.
14. The neighbouring property (No. 92 Hiltingbury Road) was granted planning permission in 2016 to be replaced with a 4 bed dwelling following demolition of existing bungalow (F/16/78605). The permission was implemented soon after and is now a two storey dwelling – as can be seen in the before and after photos below:



No. 92 as it now appears



No. 92 as it appeared previously in 2015 (when it was single storey)

15. No. 88 Hiltigbury Road was also previously a single storey dwelling, but has been altered and extended at first floor level to become a two storey dwelling following the grant of planning permission in 2016 (ref: F/15/77582) – as can be seen in the before and after photos below:



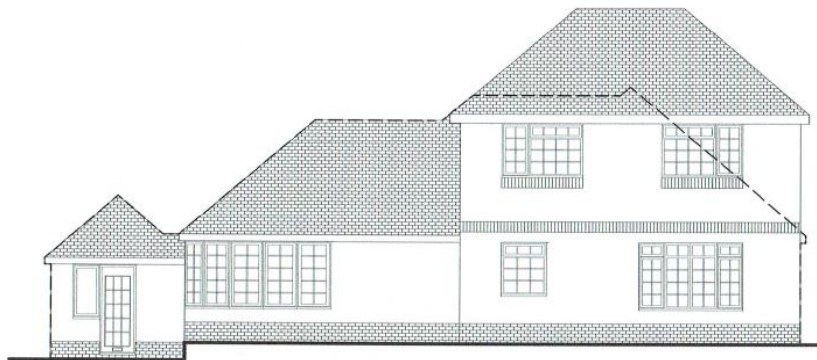
No. 88 as it now appears (two storey)



No. 88 at it previously appeared in 2012 (when it was single storey)

Proposal

16. The proposal involves the construction of a first floor extension over the main part of the dwelling, creating a two storey dwelling.
17. The roof would be hipped, to match the existing / original roof line of the dwelling.



Front Elevation

18. On the rear elevation, there would be two hipped roof dormer windows (replacing the existing flat roof dormer).



Rear Elevation

19. The alterations would enable the existing 3 first floor bedrooms to be reconfigured and extended, along with the creation of an additional bedroom (4 in total).
20. The ground floor layout of the property would remain unchanged.

Development Policy

21. The development plan comprises:
- Eastleigh Borough Local Plan 2016-2036 (adopted 25 April 2022)
22. The most relevant policy is DM1 (General criteria for new development).

This requires, amongst other things, that new development:

- does not have an unacceptable impact on, and where possible should enhance the residential amenities of both new and existing residents and the character and appearance of urban areas, and
- makes efficient use of the site; and
- takes into account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.

23. Relevant Supplementary Planning Documents include:
- Quality Places SPD (2011)
 - Chandler's Ford and Hiltingbury Character Areas (2005)

Quality Places SPD

24. The Quality Places SPD states that:

Proportions:	The proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When proportions are right, none of the elements appear out of synch with the others. This may involve the creation of symmetry
Rooflines:	Although rooflines are not always visible as a whole, they form an important element of the street and can have a considerable harmful effect if not carefully designed and constructed

Chandler's Ford and Hiltingbury Character Areas (2005)

25. The main characteristic of The Hiltingbury Road West Character Area is the relatively large plot sizes, which average about 0.08 hectares.
26. A majority of the dwellings are detached and set within attractive gardens, many of which include mature trees. Many of the streets have a uniform building line, the distance between opposite houses giving the area a fairly spacious and open character.
27. Development proposals should ensure that:
 - sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
 - no healthy mature trees would be felled or likely to be damaged
 - the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene
 - the existing building line along street frontages is respected

Assessment

28. The proposed first floor extension would turn the property from a single storey dwelling (with rooms in the roof) into a two storey dwelling.
29. Two other neighbouring properties that were single storey have become two storey dwellings in the last 5 – 6 years (No's. 88 and 92).
30. Most of the properties along this stretch of Hiltingbury Road are now two storey dwellings.
31. The proposal would not therefore look out of place within the streetscene in terms of its size or scale or massing.
32. The alterations to the existing dwelling are proportionate and balanced.
33. Materials would match those existing.
34. In terms of size, massing, scale, design and appearance, the proposal would therefore integrate and be well related to the existing building.
35. The footprint of the building would not change. The siting and location of the dwelling within the plot, surrounding tree cover, etc, would therefore all be unaffected. There would be no change to the external spacing around the building. The proposal would not therefore effect any of the key characteristics of the Hiltingbury Road West Character Area.
36. Neighbours would not be overlooked or overshadowed.
37. The proposal therefore accords with Policy DM1 and with the Quality Places and Chandler's Ford and Hiltingbury Character Areas SPD's.

38. Planning permission should be granted.

Neil March

Director

Bsc (Hons) Dip TP MRTPI

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