

PLANNING STATEMENT REFERENCE APPEAL – H/22/93179

DEMOLITION OF EXISTING CONSERVATORY, REPLACEMENT OF DETACHED GARAGE, TWO STOREY REAR EXTENSION AND FRONT DORMER TO CREATE FIRST FLOOR ACCOMMODATION (AMENDMENT TO APPROVED APPLICATION H/22/92357)

at

27 Hobb Lane
Hedge End
Southampton
SO30 0GG

for

MR AND MRS I PERRY

by

Wildern Architecture Ltd

September 2022

1.0 EXISTING SITE

- 1.1 27 Hobb Lane is a 3-bedroom detached bungalow located close to the junction of Whitebeam Road and Sherborne Way in Hedge End. The surrounding area is mainly residential with a mixture of bungalows and houses that vary in age and character. Within the immediate vicinity of 27 Hobb Lane there are detached bungalows and houses which have various roof styles and frontages. Several of these properties on either side of the road have been altered over the years, with loft conversions containing dormer roofs, as well as 2-storey extensions. The original frontages of most of the bungalows include either hipped roofs or bay windows with gabled roofs and tile hanging.

2.0 PLANNING HISTORY

- 2.2 A planning application was approved by Eastleigh Borough Council on the 10th May 2022 (H/22/92357) for the *'Demolition of existing of existing conservatory, replacement of detached garage, two storey rear extension and front dormer to create first floor accommodation'*. The proposed scheme was partly amended during the course of the application, due to the inclusion of a new front facing dormer. The Planning Officer requested an amendment to show the front facing dormer as a lot thinner than originally proposed, which she was able to support. At this point the reason given by the Planning Officer was that she felt that the proposed design of the front elevation was out of keeping with the streetscene.
- 2.3 A new planning application was submitted on the 28th June 2022, based largely on the approved scheme (H/22/93179), and which is now the subject of this appeal. The scheme originally included the same dormer on the front elevation, which the Planning Officer had felt was unacceptable under the previous scheme. The reason why this was included again, was that it was the reasons given by the Planning Officer to amend it on the previous application were unsubstantiated and on balance were not considered to be a good enough reason to refuse the application.
- 2.4 During the course of planning application H/22/93179, the Planning Officer met with myself and my client on site to discuss her concerns regarding the proposed front elevation of the bungalow. Unfortunately, after referring back to her Line Manager who had not visited the site, she confirmed that the proposed scheme could still not be supported. As a compromise, a revised scheme was submitted to the Planning Officer showing an amendment to the front elevation and the 2-storey extension to the rear, as well as the retention of the existing garage, however, the application was still refused supposedly for the same reasons as before. The only reason given for the refusal reads as follows: *The change in roof formation would materially change the overall appearance of the host dwelling and would be inconsistent and out of keeping with the roof design and pitch of the adjacent dwelling that would be at odds with, and detract from, the appearance of the street scene. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), Character Area Appraisal for Hedge End, West End and Botley (2008), and the contents of the National Planning Policy Framework (2021).*

3.0 PROPOSED SCHEME

- 3.1 The proposed scheme that was refused showed alterations to the front elevation which were deemed unacceptable by the Planning Officer. The main ridge on the roof remained at the same height and the main wall to the front elevation was gabled. The two existing bay windows included gabled roofs which met over the main entrance door, so very much in keeping with the general features and appearance of neighbouring bungalows and houses. Our understanding is that the Planning Officer had always felt that the alterations were out of keeping with the immediate stretch of road along Hobb Lane, although oddly, the reason for refusal only refers to the adjacent dwelling.
- 3.2 When the revised scheme was presented to the Planning Officer, it was explained that in providing the additional headroom at first floor level at the front of the building, the existing garage could be retained, as the 2-storey extension on the back of the building could be decreased in depth, therefore, allowing enough room for the garage to remain. This meant that my client did not have to spend any money on removing the large garage, which includes a concrete slab and masonry walls, thus also helping to prevent any landfill. The money that would have been spent on removing the garage and the additional length of the 2-storey extension, could instead be spent on including items as part of the build to help lower energy demands, and combat climate change, such as solar panels, additional thermal insulation and an air source heat pump. When this was explained to the Planning Officer during our site visit, the Officer confirmed that helping to combat climate change was not a material consideration for the application. Despite the appeal from my client to take these matters into consideration, and the fact that in our opinion the proposed front elevation was certainly in keeping enough, and that on balance the proposed scheme offered both aesthetic qualities as well as features to help combat climate change, the Officer still refused the application.
- 3.3 In terms of the quality of the proposed design to the front elevation, the Planning Officer never expressed any concerns regarding this. This meant that it was even more difficult to understand why the Planning Officer was so adamant in her opinion. I would also point out that throughout both applications none of the neighbours or the Local Parish Council had any objections to the proposed design of the bungalow. The site is not within a Conservation Area and there is a variety of different building types that are in close proximity and easily viewed from the site. From the property you are able to look opposite at a mixture of different styles of bungalows which lead north down to the corner junction with Sherborne Way. This document includes photographs that show a bungalow on the corner junction with Sherborne Way, not too dissimilar in design to the proposed scheme. On the opposite corner of this junction, you can see modern 2-storey houses, and also opposite on the corner of Whitebeam Road you can see more 2-storey houses. The bungalow on the corner of Whitebeam Road and the houses in question are literally within 50-70m of the application site.
- 3.4 Looking south up Hobb Lane from the site, there continues to be a variety of different bungalow designs. However, only 2 doors up from the site and on the same side of the road, is a 2-storey house at 31 Hobb Lane that is situated within 25m of the site. The house is positioned quite a long way forward of the building line and is very prominent within the street scene. With such a variety of different buildings it is very hard to comprehend why the proposed alterations to the building at 27 Hobb Lane could be considered as being out of keeping and at odds with the area. Although again, the reason for refusal only refers to

the adjacent dwelling, which I would argue is too small a radius of sites to compare the proposed scheme to. I can only imagine that when the reason for refusal came to be written by the Planning Officer, it was at this point that she realised that considering the proposed scheme to a slightly larger radius would not make for a very convincing argument for refusal.

4.0 Conclusion

- 4.1 The proposed scheme offers an opportunity for both a very aesthetically pleasing front elevation to the bungalow at 27 Hobb Lane, as well as providing funds to include features to help combat climate change. Looking at the proposed design alone, it is very hard to see why its appearance is so out of keeping and at odds with the streetscene, when the streetscene varies so much. I believe that the proposed design of the front elevation would make a positive impact to Hobb Lane and have no adverse impact on any neighbouring properties. Therefore, I would ask the Planning Inspectorate to take into account all of the benefits of the proposed scheme, as described in this document and to support my client.



Fig.1 – Photo showing the front elevation of the existing bungalow at 27 Hobb Lane.



Fig.2 – View from the rear garden of 27 Hobb Lane showing the existing garage and rear elevation of the bungalow (left).



Fig.3 – Photo taken from the brow of the hill on Hobb Lane looking north showing the mixture of different bungalows on the left-hand side of the road and the prominent 2-storey house at 31 Hobb Lane on the far-right hand side of the road.



Fig.4 – Photo looking towards the side elevation of the 2-storey house at 31 Hobb Lane with the application site in the background (2 doors down).



Fig.5 – Photo showing the various styles of bungalows opposite the site along Hobb Lane.



Fig.6 – Photo looking towards the bungalow at 29 Hobb Lane (centre) and the 2-storey house at 31 Hobb Lane (right). The bungalow at 27 Hobb Lane can be seen on the left of the photo.



Fig.7 – Photo taken from the pavement outside 27 Hobb Lane showing one of the bungalows opposite with its mix of hipped and gabled roofs.



Fig.9 – Photo taken from the pavement outside 27 Hobb Lane looking north towards the corner junction with Sherborne Way showing a number of 2-storey houses. On the far right you can also see the 2-storey houses on the junction with Whitebeam Road.



Fig.9 – Photo showing the bungalow on the corner junction with Sherborne Way with a gabled frontage and the 2-storey houses on the opposite corner.



Fig.10 – Photo taken from the pavement outside 27 Hobb Lane looking south towards the side elevation of the 2-storey house at 31 Hobb Lane (left) and opposite the various bungalow and houses.



Fig.11 – Photo taken from the front garden of 27 Hobb Lane showing a variety of different bungalow and houses opposite.