

PLANNING STATEMENT

13 Kendal Close, Chandlers Ford, Hampshire, SO53 1EG

Raising of roof to provide first floor accommodation including front facing dormers.

INTRODUCTION

This statement should be read in conjunction with the drawings prepared by CMCdesign architectural services, which together form the planning application submitted to Eastleigh Borough Council for the House Holder Application for 13 Kendal Close.

SITE LOCATION



EXISTING SITE

Kendal Close, a residential area of a mixed character and appearance with detached bungalows in their original form remaining and many having been extended over time – creating a mixed character. The application site no.13 Kendal Close contains a detached single storey dwelling with off road parking and a detached garage.

PLANNING HISTORY

Refused - PN/22/94311 - Enlargement of the existing dwelling house by the construction of an additional storey in accordance with all Town Country and Country Planning (General Permitted Development)(England)(Amendment)(No.2) Ordered 2020 - Class AA

Refused - PN/22/93858 - Enlargement of the existing dwelling house by the construction of an additional storey in accordance with all Town Country and Country Planning (General Permitted Development)(England)(Amendment)(No.2) Ordered 2020 - Class AA

This formal house holder planning application comes forward as a result of the above refused Prior Notification of an Upward Extensions.

Guidance from the LPA has been subsequently given following refusal of **PN/22/94311**

'Having regard to the external appearance of the dwellinghouse, the Principal planning officer and myself shared the view that the proposal cannot be supportable. The dormers are the side issue, the main issue is how the dwelling sit within the street scene. In Conditions AA.2 (3)(a)(ii)(aa), the proposal need to be assessed taking into consideration the external appearance of the principal elevation of the dwellinghouse.

*Also, Class AA is for the enlargement of a dwellinghouse by construction of **additional storeys**, adding dormers is not really its intention. As previously advised, the most appropriate way to deal with this case is through the full planning application.*

I understand your frustrations. However, this current application is not something that we would be able to support under Prior notification.'

This current design submitted for the formal house holder application has therefore taken into consideration these comments. The overall roof height has been reduced to sit more comfortably within the street scene and the front facing dormers have been reduced in width to appear less visually dominate.

DESIGN & LAYOUT

The design of the raised roof is to provide first floor accommodation including 2 no front facing dormers, with a 2 storey rear extension, alterations to fenestration and is suited to the host dwelling in terms of its form, scale and appearance – appearing visually identical to neighbouring properties 11 and 12 Kendal Close.

The development would not be an overdevelopment of the site and would retain sufficient amenity space and meet parking standards.

The proposal includes the addition of 1 bedroom to create 4 bedrooms overall within the property. This introduces the property within the 4+ bedroom bracket which requires 3 off-highway parking spaces, as set out within the council's Residential Parking Standards SPD. The existing detached garage & the driveway means there is adequate parking allocated.

The design and layout respect the character and appearance of the locality. The proposed ridge height will increase modestly by 500mm which is a modest uplift when sat next to no.11 and 12 Kendal Close sat lower and no.14 on the corner of Kendal Close and Merdon Ave sat higher. This would therefore not detract from the character of the immediate area or detract from the wider street scene as there is no prevailing design code or uniform ridge heights.

The proposed design is akin to other properties seen within the immediate and wider Kendal Close street scene as seen below in appendix 1.0.

The proposed design will suit the host dwelling and will sit well in the current and wider street scene.

AMENITY

The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

The proposed additional front facing dormer windows and skylights, will look onto the public realm where overlooking is generally more accepted.

The proposed side window to the east elevation at first floor level serves an ensuite and will be fitted with obscure glazing and will be fixed shut to 1.7m above finished floor level – controllable by the LPA by way of planning condition.

CONCLUSION

Having regard to relevant development plan policy it is contended that the development as proposed is not considered to cause harm to the amenity of neighbouring residents, or future occupiers, nor would it cause harm to the character of the local area, or local parking amenity. As such, the application is recommended for approval subject to conditions.

The Council is therefore respectfully requested to approve this planning application.

APPENDIX 1.0

11 & 12 Kendal Close with application site 13 Kendal Close



1 Kendal Close (raised eaves & dormer size and form)