



Studio
Charrette

**Single Storey Rear Extension and Loft
Conversion**

**18 Bodycoats Road, Chandler's Ford, Eastleigh,
SO53 2GX**

Planning Statement Covering Letter

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

23rd August 2023

SUBMITTED VIA PLANNING PORTAL

Dear Sir/ Madam

Planning Portal Reference PP-12410107

Studio Charrette is pleased to submit this application for a Lawful Development Certificate on behalf of Mr PG Jones & MS SE Collins.

The purpose of this application is to demonstrate that the proposed development of a single storey rear extension and a loft conversion at 18 Bodycoats Road, Chandler's Ford, Eastleigh, SO53 2GX would be lawful for planning purposes under section 192 of the Town and Country Planning Act 1990.

The application is supported by the following documents:

- Application form
- Correct fee
- Cover letter (this document)
- Site location plan
- Existing and proposed floor plans
- Existing and proposed elevations

The remainder of this covering letter provides an overview of the site and the proposed development and demonstrates conformity with the Town and Country Planning (General Permitted Development) Order.

Application Site

The application site comprises a detached bungalow on the eastern side of Bodycoats Road. It is constructed from brick with a tiled pitched roof and UPVC double glazed windows. The property has an existing single storey extension to the rear of the property, that spans approximately half the width of the property.

The property is not listed and the site is not within a conservation area or covered by a relevant Article 4 Direction.

Figure 1: Site Location Plan



Planning History

There have been no previous planning applications on the site to restrict the proposed development.

Figure 2: Site Photograph



Figure 3: Site Photograph



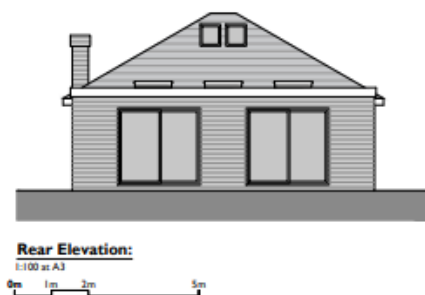
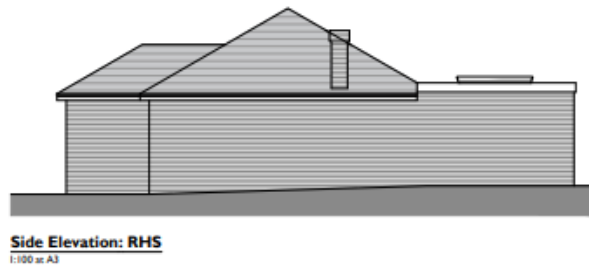
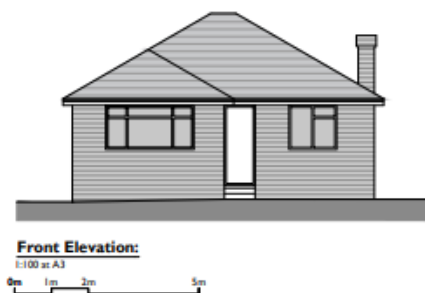
The Proposal

The applicant is proposing to construct a new single storey rear extension and convert the loft to a bedroom.

The single storey rear extension will extend the entire width of the building and will have a depth of up to 4m. The extension will have a flat roof with rooflights and the total height will be approximately 3m. It will be constructed from brick to match the existing building and the doors and windows will generally match the other doors and windows on the property.

The loft conversion will include the addition of two new roof lights to the rear of the property. The area surrounding the roof lights will be made good with materials matching the existing roof. All other works required for the loft conversion will be internal.

Fig 3: Proposed Elevations



Assessment

To be considered permitted development the development must conform with the criteria set out in the Town and Country Planning (General Permitted Development) Order. Below is a checklist to demonstrate compliance:

Part A1

(a) Would, as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?

No.

(b) Would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?

No.

(c) Would the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?

No.

(d) Would the enlarged part of the dwellinghouse extend beyond a wall which fronts a highway AND forms either the principal elevation or a side elevation of the original dwellinghouse?

No.

(e) Would the enlarged part of the dwellinghouse be single storey?

Yes.

(i.) Would the enlarged part of the dwellinghouse extend beyond the rear wall of the original dwellinghouse by more than 4 metres if the house is detached, or 3 metres in the case of any other type of dwellinghouse (i.e. semi-detached or terraced)?

No.

(ii.) Would the enlarged part of the dwellinghouse exceed 4 metres in height?

No.

(f) Would the enlarged part of the dwellinghouse have more than one storey?

No.

(g) Would the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse AND the height of the eaves of the enlarged part exceed 3 metres?

No.

(h) Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?

No.

(i) Would the proposal consist of or include:

(i.) The construction or provision of a veranda, balcony or raised platform?

No.

(ii.) The installation, alteration or replacement of a microwave antenna (e.g. satellite dish)?

No.

(iii.) The installation, alteration or replacement of a chimney, flue or soil and vent pipe?

No.

Part A2

Is the dwellinghouse located in a Conservation Area?

No.

Part A3

(a) Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

Yes.

(b) Is an upper floor window proposed on a wall or roof slope forming a side elevation?

No.

Part C1

(a) Would the alteration to the roof protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular (i.e. at right angles) with the external surface of the original roof?

No.

(b) Would it result in the highest part of the alteration being higher than the highest part of the original roof?

No.

(c) Would it consist of or include:

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

No.

Part C2

Would the rooflights be on a roof slope on the side elevation?

No.

Conclusion

Following a review of the proposals applicable general permitted development rights it is of our view that the development constitutes permitted development.

Should you require any further information, please contact me at the address below.

Yours faithfully,

Cora Younger MRTPI

Studio Charrette

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