



Mr and Mrs Chambers

Supporting Design & Access Statement:

First Floor Side and Single Storey Rear Extensions and Extended Porch
La Mon House, Hungerford, Bursledon, Hants., SO31 8DE

October 2023



Supporting Design and Access Statement:

First Floor Side and Single Storey Rear Extensions and Extended Porch

La Mon House, Hungerford, Bursledon, Hants., SO31 8DE

20th October 2022

1.0 Introduction

- 1.1 This document is written in support of a revised application submitted to Eastleigh Borough Council for Householder Planning Permission to extend an existing, detached dwelling in Bursledon. The application is made by Plum Architects Ltd on behalf of the property owners, Mr and Mrs Chambers, and is lodged via the Planning Portal.
- 1.2 Besides this statement, the application consists of the following:
 - Drg No. PA22-158:01 Plans & elevations as existing
 - Drg No. PA22-158:02(E) Plans & elevations as proposed
 - Phase II Bat Surveys and Mitigation Strategy
- 1.3 As this application is the first resubmission of a previous application submitted less than 1 year ago and subsequently withdrawn, no additional fee is required.

2.0 Site Location and Surrounding Area

- 2.1 The application site comprises an approximately 1,260m² plot of land on the upper reaches of Hungerford, nearly 1km from the centre of Bursledon village.
- 2.2 The south-western boundary is shared with the Fox and Hounds public house, with the car park separating the application site from the pub buildings.
- 2.3 On the opposite side of Hungerford are public allotments.
- 2.4 Hungerford is a narrow lane which winds down from Kew Lane to the north to Salterns Lane, close to the River Hamble in the south.
- 2.5 The application site slopes appreciably from east to west and is bordered front and back by substantial, protected trees. Beyond the northern boundary is dense woodland known as Pilands Wood, much of which is within the Old Bursledon Conservation Area.
- 2.6 The site access is via a wide, shared bellmouth with the neighbouring property, surrounded by mature trees giving a dense canopy.

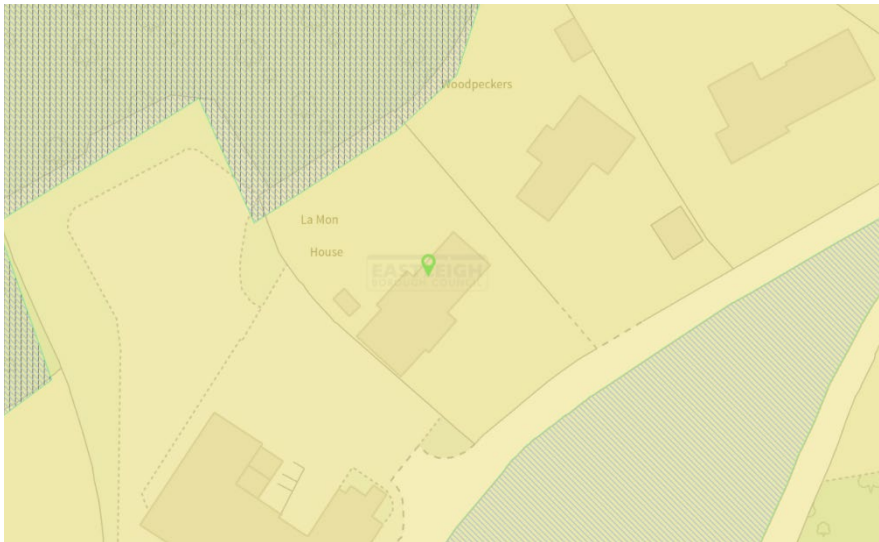




Aerial View (Google)

3.0 Site Analysis

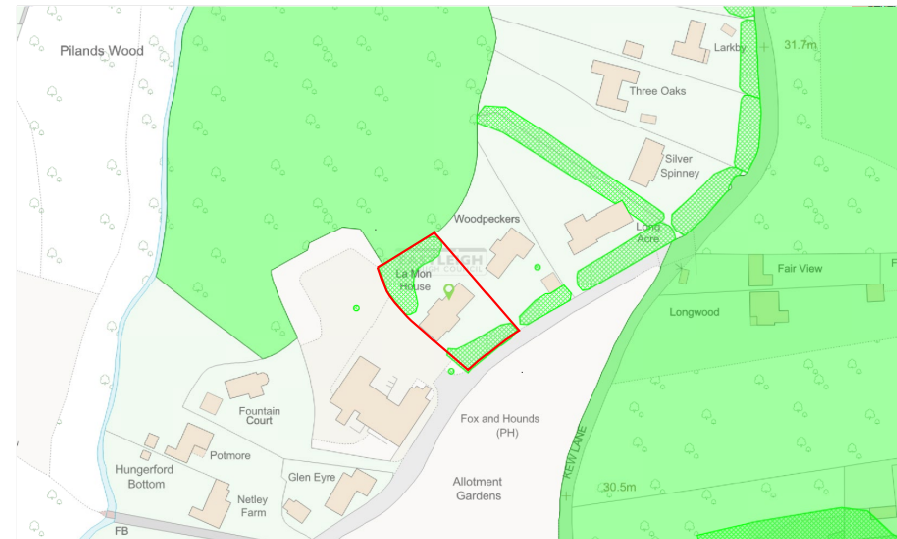
- 3.1 The application site falls beyond the established settlement boundary of Bursledon which commences a short distance to the west. From a planning perspective, the land is regarded as countryside. The woodland to the rear is classified as a SINC and an existing recreation zone.
- 3.2 The front garden has a winding, tarmac covered drive that descends sharply from the highway. The back garden is laid to lawn beyond which the belt of protected trees prevents secondary planting.



Eastleigh Local Plan Map Extract

- 3.3 The application site falls beyond the established settlement boundary of Bursledon which commences a short distance to the west. From a planning perspective, the land is regarded as countryside. The woodland to the rear is classified as a SINC and is an existing recreation zone.
- 3.4 The application site does fall within the Old Bursledon Special Policy Area.
- 3.5 All properties in the immediate vicinity comprise substantial dwellings set in spacious plots and surrounded by mature trees. Most have been significantly extended and modified. The

redevelopment of smaller structures and their replacement with large, modern dwellings is ongoing.



Eastleigh Tree and Conservation Area Map

- 3.6 None of the site falls within a recognised flood risk zone
- 3.7 A Preliminary Ecology Assessment (PEA) was undertaken over the course of summer 2023 and included bat emergence/re-entry surveys. The results are submitted as part of this application.

4.0 Existing Building

- 4.1 The existing building comprises a three bedroom dwelling with a ground floor featuring numerous steps as it follows the topography down from east to west.
- 4.2 It features a two-storey central section of typically mid C20th design with a shallow pitched roof spanning side to side. This has been elongated to the west to encompass a garage and workshop with a box dormer inserted incorporating a family bathroom and en-suite.
- 4.3 A single storey wing extends to the east with a roof spanning front to back and this houses a living room, dining room and kitchen.



Front elevation (from driveway)

- 4.4 The house is set well below the driveway level and surrounded by tall trees.



Rear elevation and terrace

- 4.5 Elevationally, it is finished in white painted render between brick quoins to the ground floor with tile hanging to the first floor. The roof is of grey, interlocking smooth tiles with PV panels along the west facing first floor plane.
- 4.6 No record of extensions is recorded on the council's website beyond 1982.
- 4.7 The rear features a large, raised, terrace structure enclosed by a dominant brick wall with stone steps down to the garden beyond.

5.0 Brief

- 5.1 The brief called for the rationalisation of the rather compromised living space, particularly the disproportionately small kitchen area.
- 5.2 In addition, the property is clearly hampered in having only three bedrooms for a structure of this size in this location and plot size.
- 5.3 A key objective was also to modernise the façade using quality materials to overcome the somewhat tired and dated elevation whilst also offering increased levels of natural light internally.
- 5.4 Finally, a desire to better connect the property with its private rear grounds was voiced.

6.0 Planning History

- 6.1 A planning application was prepared and submitted in mid-November 2022 and finally registered on 15th December 2022.
- 6.2 In mid-January a request was raised by the local authority to augment the submission documentation with a Preliminary Ecology Assessment (PEA) including bat surveys for the loft areas of the existing building. Consultant ecologists EcoSupport were procured to complete the necessary works.
- 6.3 In mid-March, further local authority requests were made to add details of any proposed fencing or gates to the recessed driveway. These were duly supplied.
- 6.4 The PEA was submitted on 9th May 2023. At this point, further requirements to provide bat emergence and re-entry surveys along with a requested 20m buffer zone to the ancient woodland was requested by the Borough Ecologist.
- 6.5 The decision was taken in June 2023 to withdraw the application so fundamental design changes could be made to negate any potential influence on the SINC and ancient woodland zones.

7.0 Revised Proposals

7.1 Layout

The alterations are confined to 3 areas; a new entrance porch and revised front elevation fenestration, a first floor side extension to accommodate a new master bedroom suite and a ground floor rear extension over part of the existing raised terrace structure. The first two elements repeat the previous application whereas the rear element has been pulled back to avoid extending beyond the existing terrace and surrounding masonry walls. Consequently, the extended footprint is reduced and the projection to the rear more than halved. No development occurs within the rear garden. In addition, details of the front driveway fence and gate are added. The gate is located between 6.5 and 9.5m from the highway edge, well behind the intersection with the neighbouring driveway that shares the same highway bellmouth.

7.2 Architectural Style

As before, the elevational style evolved in response to the existing composition. The extended east roof repeats the pitch and treatment of the main roof but is stepped back from the front elevation to form a layering, so minimising the visual mass. A new porch roof projects to the front to overcome the present 'weak' entrance and give more prominence from the driveway. To the rear, the new roof plane now terminates in a timber brise soleil that defines the existing terrace below. A pitched roof dormer to the new bedroom above provides headroom and a window to the gardens, but no balcony.

7.3 Scale and Bulk

The built footprint is extended by approximately 20m, appreciably less than the 30m² originally proposed. The incorporation of the first floor and roof changes increases the enclosed volume to little under 14%. This is comfortably below the 25% suggested by Policy BU7 for the Old Bursledon Special Policy Area. The layering and continuation of roof planes ensures that the changes are not disproportionate to the original structure and as the new ridge is set lower than the existing main ridge, the extension is subservient in its relationship. No development is proposed beyond the existing rear terrace.

7.4 Amenity

No new windows are located into the side elevations that face towards either neighbouring properties. No overshading is created beyond the site.

7.5 Landscaping

No changes to the general topography or landscaping are proposed.

Gates and fencing to the front are required to prevent young family members from straying onto the road but have limited visual impact.

8.0 Biodiversity

- 8.1 The site is close to, and partially overlapped by, enhanced ecological designations as detailed in section 3.0
- 8.2 In April 2023 Ecosupport Ltd were instructed to carry out a Phase II Bat Survey as the existing property and its location were considered to have moderate potential for roosting bats. A dusk emergence and dawn re-entry survey was completed and the findings detailed in the attached report.
- 8.3 A moderate amount of activity was reported and this was confined to foraging along the woodland extents to the north.
- 8.4 Following the withdrawal and redesign of the proposals, and in light of the woodland designation and bat survey findings, the scheme was revised to ensure no significant disturbance to habitat potential.
- 8.5 Consequently, the built form no longer protrudes closer to the woodland belt and stays well within the existing footprint of the original, wall lined terrace to the rear. The tall enclosing walls of this terrace are proposed to be removed to actually decrease the built form in this vicinity.
- 8.6 In addition, a new roof form with overhanging eaves is proposed. Not only does this give protection and potential habitat locations, it also ensures that any light from the rear facing windows and doors is heavily screened from above.
- 8.7 A proposal by the ecologists to insert a bat box has been agreed.

9.0 Sustainability

- 9.1 The changes will require compliance with the June 2022 implementation of Part L1 of the Building Regulations. New elements will therefore be of significantly better performance than used on the original dwelling. It is proposed to offer the following element U-values: roof 0.11W/m2K, walls 0.18W/m2K, floors 0.13W/m2K.
- 9.2 New lighting will be by means of mains voltage, low energy, led units.
- 9.3 Natural light is trained deep into the plan by means of glazed rooflights, particularly over the central staircase which presently has no external windows. Additionally, the more open plan nature of the primary living areas aids the penetration of natural light.
- 9.4 The overhanging rear eaves serves to limit light spread from inside to out whilst offering enhanced weathering protection.

10.0 Highways

- 10.1 Whilst no new pedestrian or vehicular access is proposed into the site, it is proposed to add a low gate and fence to ensure the protection of young children and family pets.
- 10.2 The existing highways connection is shared with the neighbouring property at the point of intersection. The new gates are located a cars depth into the sole ownership section of the driveway enabling any vehicles awaiting entry to be positioned so as not to create an impediment to other road users.
- 10.3 As the driveway falls sharply from the highway level, the low gates and fencing will not be visually prominent. Their set back of between 6m and 9.5m from the highway edge therefore further reduces their impact on the streetscene.

11.0 Accessibility

- 11.1 The primary access undergoes a minor revision to create a sheltered area and adjust the ground levels to provide stepless entrance. This improves the accessibility of the property.
- 11.2 Naturally, the numerous internal level changes impose a constraint on usability but making the main living spaces more open plan alleviates this an extent.
- 11.3 New light switches, power sockets and appliance controls to be located within the tolerances required by Part M