

GROUND S OF APPEAL STATEMENT FOR THE SINGLE STOREY AND PART TWO STOREY REAR AND SIDE EXTENSION

7 SCOTLAND CLOSE, FAIR OAK, HAMPSHIRE SO50 7BQ

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This statement is to be read in conjunction with the submitted documents and drawings as follows:

Original Application documents

Site location plan and block plan 17_22 01B
Existing floor plans and elevations 17_22/02 + 03
Proposed floor plans and elevations 17_22/04 + 05
17_22 Design Access and Planning Statement
Application form and ownership certificates

Additional planning documents (concession to remove the front porch and amend materials)

Site location plan and block plan 17_22 01C
Proposed floor plans and elevations 17_22/04A + 05A
17_22 Design Access and Planning Statement - Issue two
17_22 06 PDR key plan
7 Scotland Close - supporting information
Email correspondence between Sunstone Design (SD) and Eastleigh BC (7no. emails below)
1 - Email Eastleigh BC to SD 21st June 2023
2 - Email SD to Eastleigh BC 27th June 2023
3 - Email Eastleigh BC to SD 27th June 2023
4 - Email SD to Eastleigh BC 29th June 2023
5 - Email SD to Eastleigh BC 9th July 2023
6- Email Eastleigh BC to SD 10th July 2023
7 - Email SD to Eastleigh BC 12th July 2023

Appeal documents

This grounds of appeal statement.

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APPENDIX A – Policy references referred to in this statement.

1. INTRODUCTION

This statement provides the Grounds of Appeal against the decision to refuse planning permission for a single storey and part two storey rear and side extension.

LPA Application reference REF: H/23/94991

Applicant: Mr and Mrs A & H Mason

Address: 7 Scotland Close
Fair Oak
Eastleigh
Hampshire
SO50 7BQ

Proposal: Single storey and part two storey rear and side extension

Application type: Householder Planning Application

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2. BACKGROUND

A householder planning application for the proposed works was submitted on 31st March 2023 and made valid on 9th May 2023.

A decision for refusal was made on 26th July 2023 for the following reason:

- The combination of the proposed single-storey and two-storey rear extensions, by reason of their substantial size, scale, position, and unsympathetic design, would result a disproportionate, excessive, and visually prominent addition at odds with the appearance of the host dwelling and have an adverse impact upon the street scene and the character of the surrounding area. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Council's 'Quality Places' and 'Character Area Appraisals' Supplementary Planning Documents, and the National Planning Policy Framework (2021).*

Generally

The proposal for the extension was prepared following much deliberation. The design sought to achieve the client's brief to meet the needs of the family by extending the house to provide the further living accommodation they require. The siting of the single storey and two storey elements of the design were carefully considered and positioned within the site to minimise any impact on both the neighbouring properties and the adjacent highways.

The original submission utilised modern materials in the form of vertical timber cladding (black) and zinc cladding to define the extension from the host dwelling in a contrasting but harmonious manner. In principal the planning officers were not adverse to an alternative architectural style for the extensions. A concession was made to reduce the extent of the modern materials to the use of zinc cladding for the first floor and roof and maintaining a brick to match the house at ground floor level to provide a stronger visual connection with the host dwelling.

The primary objection to the scheme appears to be the overall scale of the extensions in relation to the host dwelling. Having reviewed the GPDO and other extensions that Eastleigh BC has approved within the borough we prepared a design based on what we considered to be comfortably within the parameters of previously approved applications. The other approvals considered are listed later in this document.

3. GROUNDS OF APPEAL

The proposed rear and side extensions are a desirable development for the owner to enable them to provide additional living and bedroom space for their family. The design gives particular consideration to this specific location and we believe that the extensions are placed in the optimum position on the site and are of a suitable size and accords with planning policy and many other approvals in the Eastleigh Borough. We feel that the LPA has been inconsistent in the way it has applied the policies in this case and we disagree with their decision.

These grounds of appeal will take the policy references listed in the refusal to explain how we feel the proposal meets the material considerations of each policy all as follows:

NOTE: The main policy clauses referred to in the following text are shown in Appendix A at the end of this statement.

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Eastleigh Borough Local Plan:

Policy DM1

The proposed extension addresses the points of the policy by:

a) i.

The site is positioned against two highways and is partly exposed. The extension has been designed, proportioned and positioned on the site to minimise any potential impact to the neighbouring properties amenities or views from the highway. There are a few large trees on the North Mortimers Lane boundary which provide screening. The proposed extension is behind the building line of the adjacent properties and the roof at a lower height and is subservient to the host dwelling. No. 54 opposite has a side extension in much closer proximity to the highway, however it is better screened. The applicants would be willing to introduce screening in the form of native shrubs and trees to further screen the extension if considered necessary. This could be a condition of an approval.

We considered extending to the side in a similar manner to No.54 however thought the proposed rear extension better positioned for minimum impact as described above, in particular when viewed from Mortimers Lane.

Stepping the rear two storey extension out marginally (900mm) to the side provides East light into the Living area and en-suite rooms which would not be gained if the extension fell entirely behind the house and also allows the landing window to the rear to be maintained providing good levels of natural light onto the landing and stairwell.

These aspects have been carefully considered in the proposed design.

ii

There is no impact on biodiversity. A preliminary bat roost survey will be required and measures such as bat boxes will be implemented should this be required.

iii

There is no impact on any heritage assets.

b) This policy would appear to mainly address new plots.

The position and size of the extension make for efficient use of the site, retaining the existing garage and maintaining a good area of garden to all boundaries (excepting the party wall boundary). The extension has been built up to the party wall boundary to make efficient use of the site by avoiding a 'dead' corridor area to the rear of the house.

c) Character and appearance

The character of the existing building is respected with a simple contemporary designed extension. The contemporary design and materials are becoming more widely acceptable for new extensions and alterations. The appeal inspector for 11/00882/FUL noted that these materials are part of the present day character and have a neutral effect on the Conservation Area.

The planning officer is accepting of a scheme using a contemporary style and modern materials. The following are statements from the planning officer in email corespondance:

'The present scheme proposes quite a different architectural style to the existing property which is not necessarily an issue.' Email to Sunstone Design dated 21st June 2023

'If you want to design the extensions in a contemporary style, I would advise the rear extension to be finished in a combination of cladding (at first floor level) and brickwork below.' Email to Sunstone Design dated 27th June 2023

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Land use - The site and surrounding land is all occupied with dwellings set within central open spaces with an open feel to the close. The proposed extension does not detract from the open feeling of the area being set 6.4m minimum from the boundary. The proposed extension is therefore compatible with the adjoining uses.

Mass - The extension has been designed so that the massing of the new is subservient to the existing host dwelling. The ridge of the extension is set 745mm lower than the host dwelling. being . The massing of the extension in the proposed is in line with the examples of other developments shown later in this document. The single storey element of the extension has been designed to fall within the parameters of extended Permitted Development Rights. The Permitted Development Rights section below demonstrates that the overall mass of the extension is modest. The first floor extension is positioned to the North and spaced away from the adjoining neighbours boundary ensuring that the structure could not be overshadowing or considered overbearing.

Scale - The proposed extension represents a 57% increase on the existing host dwelling. The plot is sufficiently large to take the proposed extension with the distance to the (varying) boundaries being 7.8m to 9.2m to the rear and 6.4m to 7.65m to the side as shown on the proposed plan 17_22/ 04A. There are many approvals within the Eastleigh Borough which are very similar in design which far exceed the scale of the proposed extension with two examples being 74% and 92% increase. See the other developments section later in this document. The Permitted Development Rights section below demonstrates that the overall scale of the extension is modest.

Materials - The extension uses brickwork at ground floor level to provide a continuity with the existing house. The first floor walls and roof are to be clad in zinc in dark grey. This will provide a high quality finish As stated above the planning officer is accepting of the use of modern materials. See the further concessions below for further comment on material choices.

Layout – The layout of the extension vastly improves on the existing creating a good flow through well connected living accomodation with a strong connection to the outdoor spaces. The layout has defined the overall form of the extension so that the most can be made of the available natural light and views.

Density – This policy would appear to mainly address new plots. The proposed extension is situated on a large plot which the extension does not dominate and therefore does not impact the density of the general area.

Design – The extension is well designed using high quality materials providing a low maintenance longevity to the building. The form of the extension makes good use of the natural light available and provides well proportioned, quality living spaces with a strong connection to the garden.

Siting - The proposed extension does not encroach far enough from the host dwelling in any direction to have an impact on the neighbours or public highway.

Improve character of the area – The extension as shown does not detract from the character of the area. A contemporary extension can be viewed as enhancing the richness and quality of architecture in the area.

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- d) There will be no impact to trees, hedgerows or any priority habitats. A preliminary bat roost assessment would be required. The client is happy to include bat and/ or bird boxes in the design and also implement additional planting/ screening.
- e) The plans show a paved terrace to the rear of the extension with a planter to the boundary to soften the boundary and provide additional screening to the adjoining property.
- f) The side extension is positioned 6.4m minimum (increasing to 7.65m) to the varying boundary and the public footpath on Mortimer Lane so there will be no impact.
- g) N/A
- h) The rear terrace will provide level access to the house. Access for disabled persons can be provided via a ramp to the side of the property onto the rear terrace. The revised application made no allowance to alter the access to the front of the property retaining the original porch and front door.
- i) All new windows and doors and potential points of access will be secure.
- j) Bin storage for waste and recycling products will be located adjacent to the garage.
- k) N/A

Character Area

The property is located within Character Area: BIFOHH 23 which encompasses all properties within Scotland Close. The close is predominantly made up of Inter-war/immediate post-war bungalows/semi-detached pairs with brick/ render walls and hipped tiled roofs. Whilst the strength of character within the area is rated as strong the planning officer stated as shown above that a contemporary extension could be accepted in this area.

The proposed extension does not detract from or impact the following criteria given as guidance:

- Maintain the formal building compositions around the central open space and cul-de-sacs.
- Retain the wide grass verges and semi-mature broadleaved tree planting on central open green space.
- Maintain the importance of the central open green space in any new development.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

The character of the existing building is respected with a simple contemporary designed extension. The contemporary design and materials are also becoming more widely acceptable for new extensions and alterations. The appeal inspector for 11/00882/FUL noted that these materials are part of the present day character and have a neutral effect on the Conservation Area.

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Quality Places

We always endeavour to design to a high standard and are conscious that our designs are sympathetic, harmonious and respectful to the neighbouring properties and the surrounding areas. The Supplementary Planning Document – Quality Places is an extremely useful, very accessible guide to facilitate quality new development informing and enabling design to achieve planning policy. We feel strongly that our design meets the criteria laid out in the guidance, specifically for architectural detail and provides a high quality extension which is appropriate for the site.

The criteria in the Quality Places document relevant to the proposed design is demonstrated to be achieved in our justifications above in the criteria in Policy DM1 and Character Area.

Objections

There were no objections from any of the surrounding neighbours.

There were no objections from the Parish Council

Parking

The existing parking arrangements are to be retained. No objections were raised.

Permitted Development Rights

A drawing numbered 17_22 06 PDR key plan was prepared as an exercise to demonstrate the extent the same house could be extended under both permitted and extended permitted rights. This exercise assumed the house not to be on a corner plot and was used solely to understand the mass of extension that could be permitted to assess the impact on the host dwelling. We feel this demonstrated that the proposed extension only slightly exceeds PDR and falls well within extended PDR and therefore could not be considered over-development of the host dwelling. The full details of this calculation can be seen in our attached email to the planning officer dated 27th June 2023. For your convenience the key figures are shown below:

Proposed extension – 67.4sqm (57% increase)

Extension permissible under PDR – 63.4sqm (53.5% increase)

Extension permissible under extended PDR – 79.0sqm (67% increase)

Ecology

Bats

It was identified that a preliminary bat roost assessment would be required. This would of course be undertaken should the appeal decision be favourable.

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Further concessions

Materials

The client's are very keen on modern architecture and design. They would like the extension to make a statement. They are willing to consider alternative modern materials which the local authority may find more acceptable however are reluctant to use brick and tile to match the existing house. We feel that the current extension design works because it is an alternative 'lighter' modern material and the mass of the whole, if the same traditional materials were used, would be appreciatively 'heavier' and more dominant in the street scene.

Mass

To make a concession to the primary concern of the overall size and mass of the extension the clients are willing to reduce the two storey element of the design to remove the overhang and finish the extension flush with the ground floor (albeit the cladding would overhang marginally).

1st floor windows

Concern was raised with potential overlooking from the 1st floor South windows. These windows will bring shafts of South light into the room earlier in the day and are considered beneficial to the feeling of light and space in the room. The client's would accept a condition that these windows be obscured glazed if necessary.

Screening

Additional native planting to the North boundary can be introduced to provide additional screening to the proposed extension should this be considered necessary.

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Other developments

When preparing our proposal, guidance on sizing the extension, use of modern materials and the contemporary style has been taken from previous planning approvals accepted by Eastleigh Borough Council + 1no. in the Winchester CC planning area.

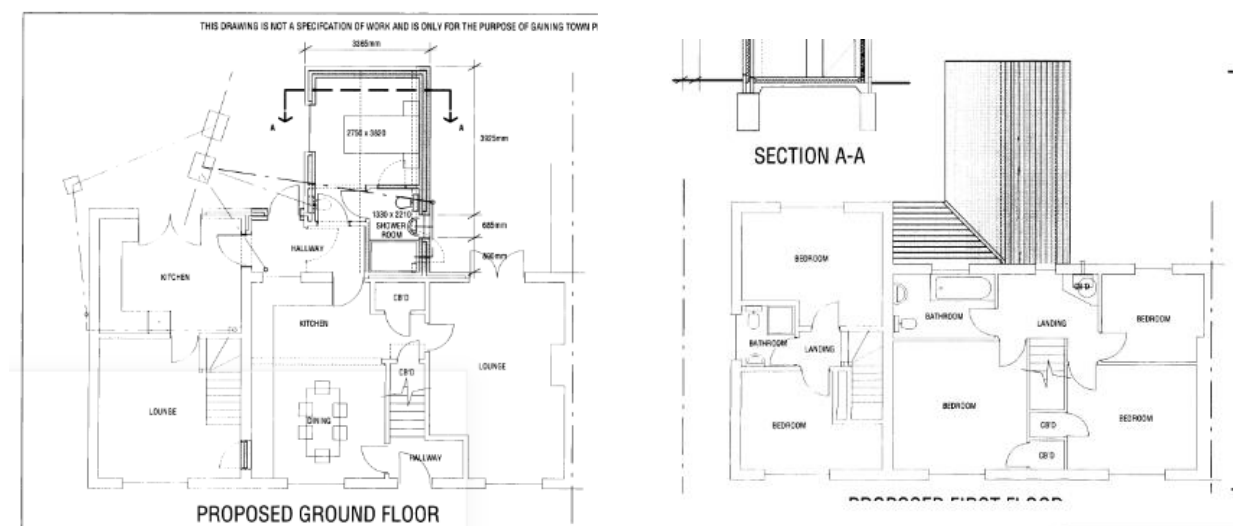
Z/40136/000/00 + F/13/72707

54 SCOTLAND CLOSE, FAIR OAK, EASTLEIGH SO50 7BR

Two storey side extension and rear extension.

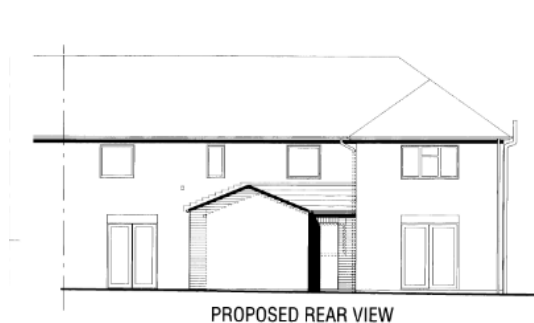
54 Scotland Close is opposite the applicants property. No. 54 has a large two storey extension facing onto Mortimers Lane.

Approx. 53% increase



Extracts from application drawings copyright Both Creative

NB. The drawings for the original side extension (Z/40136/000/00) are not available, these are the drawings for a latter extension (F/13/72707) replacing the existing rear extension.



Extract from application drawings copyright Both Creative



Excerpt from Google Streetview © 2021 Google

Google streetview image showing No.54 in the foreground with the side extension in close proximity of the boundary to Mortimer Lane. No. 7 is seen in the background opposite.

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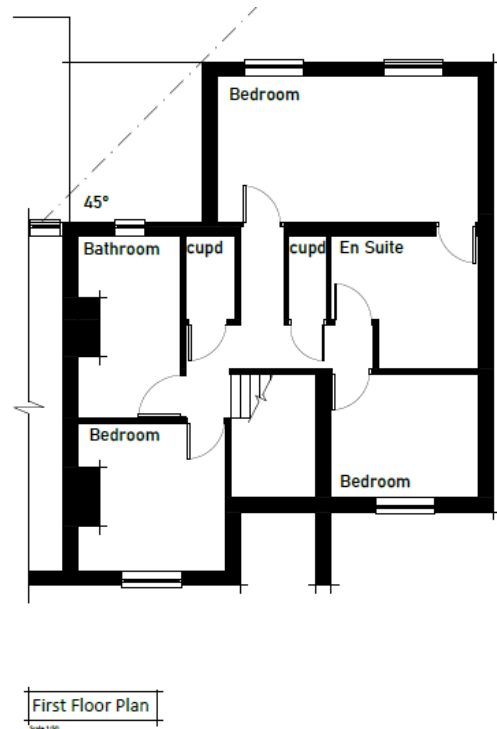
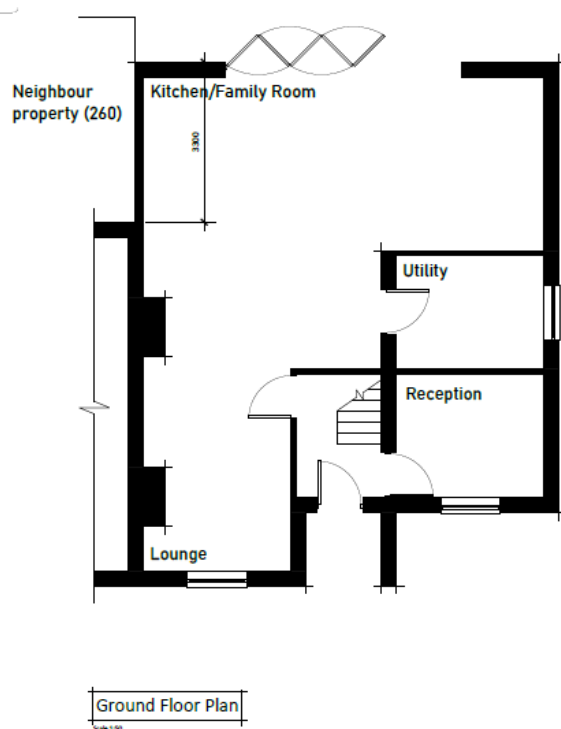
H/20/89201

258 FAIR OAK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8JR

Erection of two storey side extension, demolition of existing conservatory and erection of single storey rear extension and first floor rear extension

This property has a rear extension in a similar position to the proposed and a first floor rear extension that is closer to the neighbours boundary than the proposed. The additional accommodation is a large increase over the existing.

Approx 74% increase



Extracts from application drawings copyright Unique Architecture

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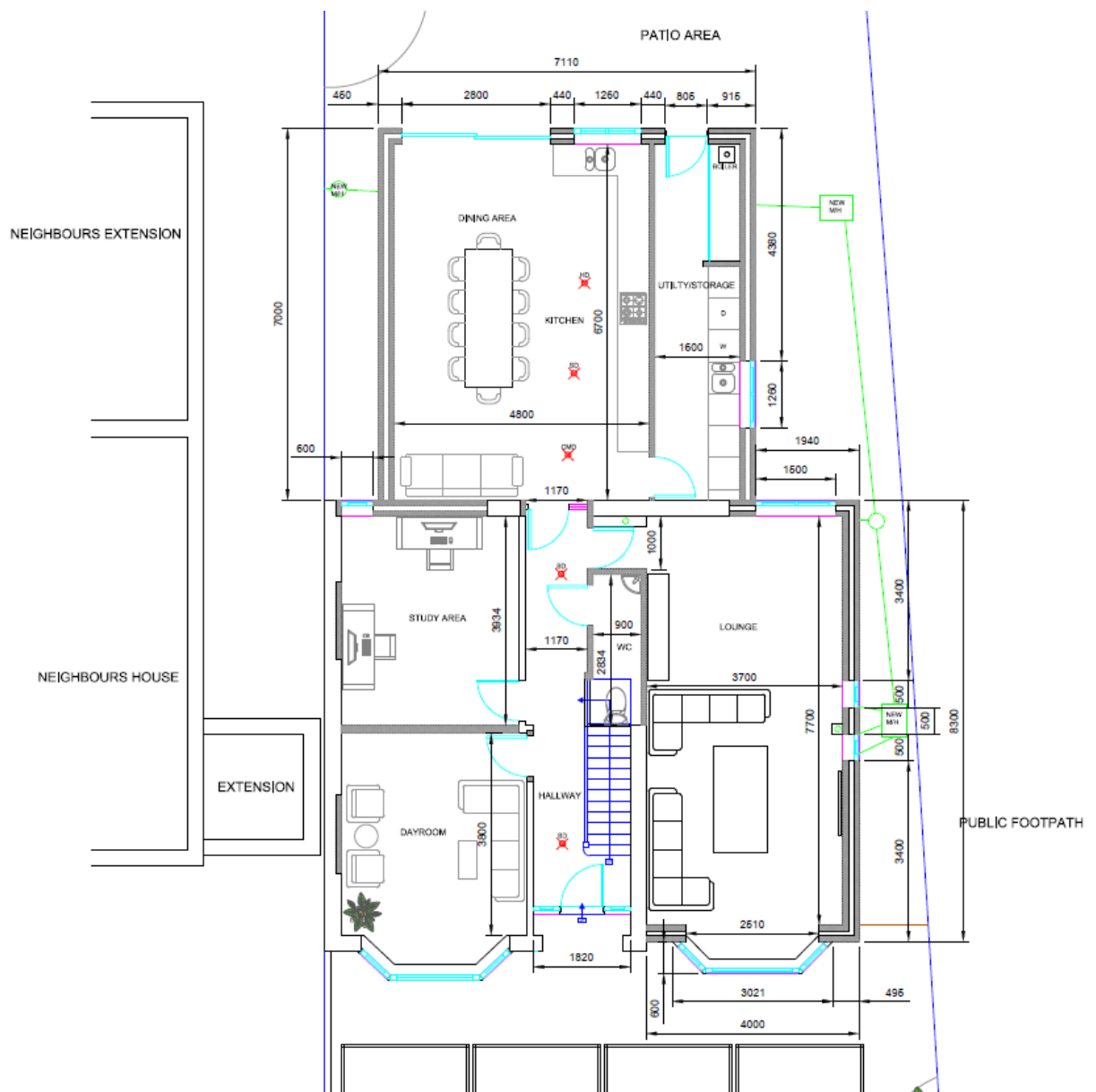
H/19/86813

65 FAIR OAK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6LF

Remove garage and existing small extensions and sheds. Erect a two storey side extension and a single storey rear extension

This property has a very large rear single storey extension in a similar position but deeper at 7m than the proposed. There is also a large two storey side extension in close proximity (within 1m) of the side boundary which is a public footpath. The additional accommodation represents a very large increase over the existing.

Approx 92% increase



Extract from application drawings copyright Rosenthal Architectural Services

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7 SCOTLAND CLOSE, FAIR OAK, HAMPSHIRE SO50 7BQ

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H/20/87228

8 PILCHARDS AVENUE, FAIR OAK, EASTLEIGH, SO50 8GE

Two storey rear extension following demolition of existing conservatory.
The property is extended to the rear and side in a similar position to this proposal. The two storey extension projects beyond the side of the host dwelling giving a very similar front elevation to the proposed.



Proposed
Ground Floor Plan

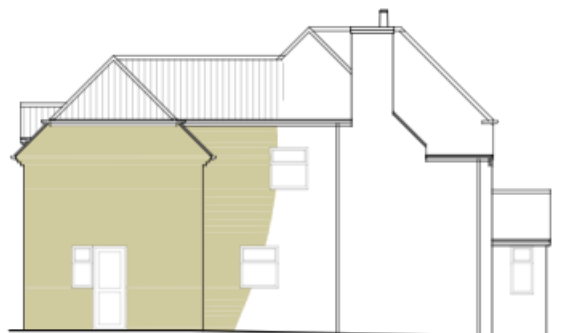


Proposed
First Floor Plan

Extracts from application drawings copyright AC Design



Proposed
Front Elevation



Proposed
Side Elevation

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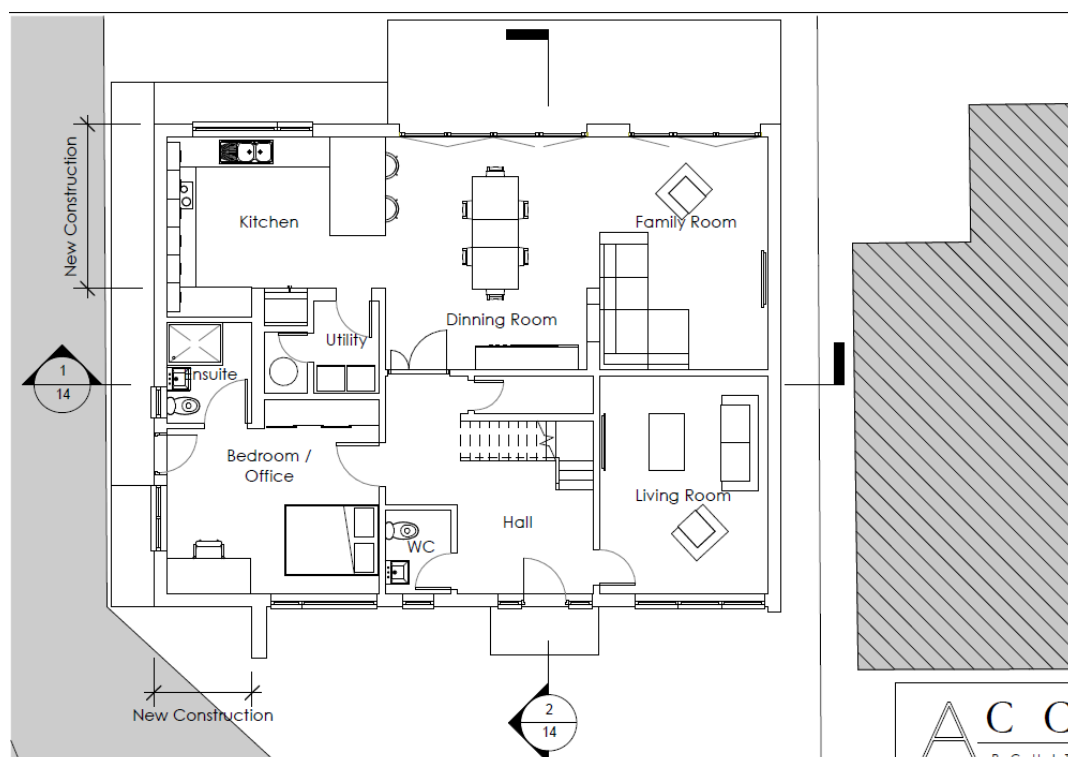
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H/21/91588

8 KINGSWAY GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 1FE

Erection of side and rear extension following demolition of the existing conservatory.

Side and rear extensions on a corner plot close to the highway. These extensions are considerably closer to the highway than the proposed. These extensions use alternative materials.



Extract from application drawings copyright Access Architects Ltd



Excerpt from Google Streetview © 2023 Google

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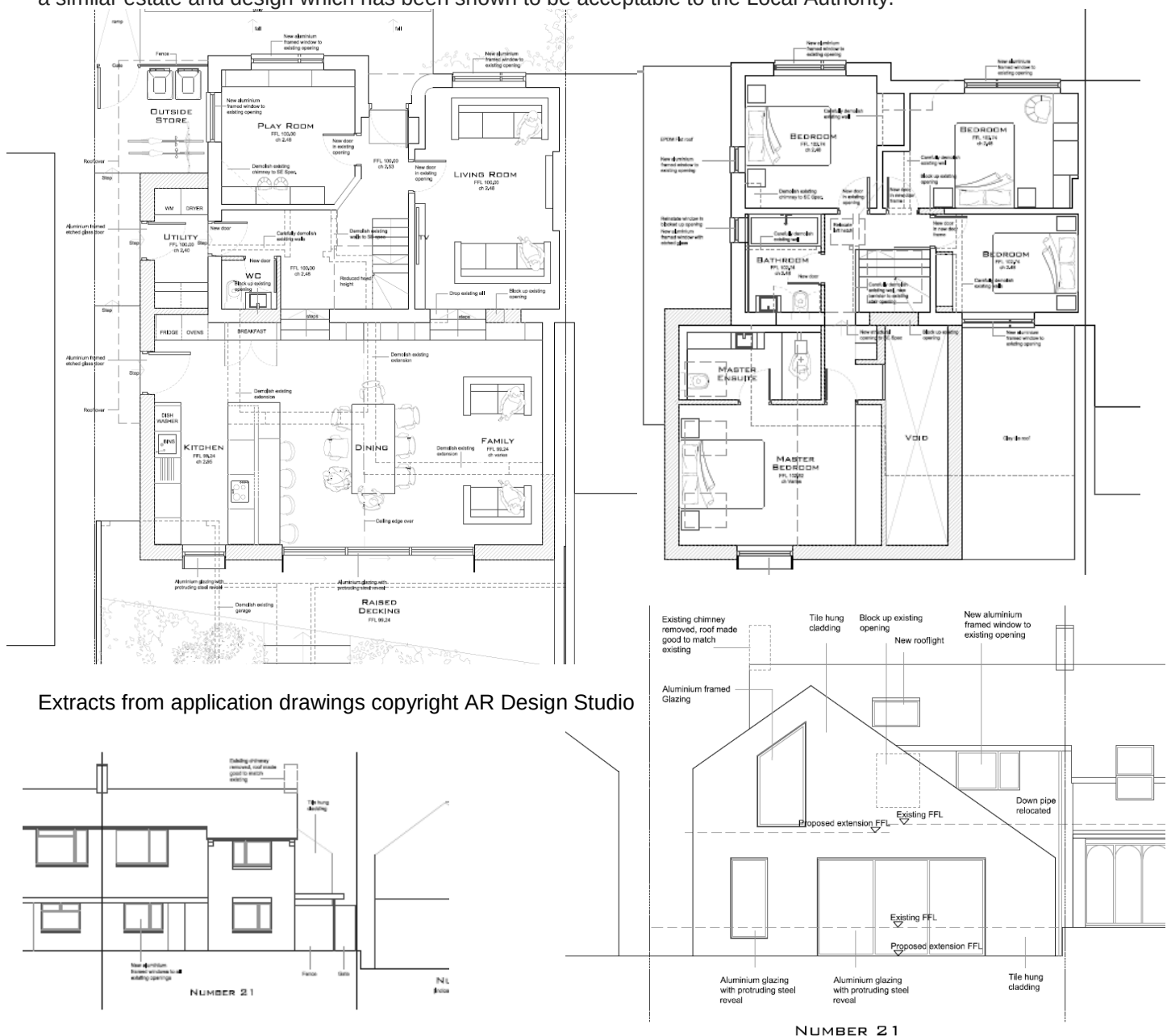
20/00172/HOU

21 LYNFORD WAY, WINCHESTER, SO22 6BW

Demolition of rear ground floor extension and garage. Erection of two-storey rear extension and ground floor side extension. Raised decking from rear extensions. Alterations to driveway access off of highway.

The extension to this property in Winchester is very similar to the proposed design. The form of the extension is contemporary with differing materials to the host dwelling. The new accommodation extends across the rear of the house and projects beyond the side as the proposed. In this instance the extension wraps further around the house and the 1st floor element is in closer proximity to the neighbour. The front and rear elevations clearly show the massing of the extension against the house is comparable to the proposed.

NB. This application is outside of the Eastleigh BC area so is not subject to the same policies. However it is a similar estate and design which has been shown to be acceptable to the Local Authority.



Extracts from application drawings copyright AR Design Studio

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If we were to adopt the same approach to designs that have been approved within the Eastleigh Borough and Winchester CC areas in the above schemes then it would be possible to extend 7 Scotland Close as proposed. Our proposed design, when compared against these developments, appears appropriate for the scale of the existing house and, in our opinion, is therefore considered to be modest and sympathetic.

The list of approvals noted above is not exhaustive. Further approvals will be considered to support the applicant's application.

4. CONCLUSION

Preparing this grounds for appeal statement has shown that careful consideration has been given to the policies stated for refusal. The proposed extension meets the constraints imposed by the site and the local and national guidance constraining development and as such proposes that the extension would be an acceptable addition.

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APPENDIX A

The following policy references have been referred to in this statement.

Eastleigh Borough Local Plan (2016-2036) Adopted April 2022:

Policy DM1, General criteria for new development

1. All new development should (as relevant):

a. not have an unacceptable impact on, and where possible should enhance:

i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

ii. biodiversity (avoiding significant adverse impacts); and

iii. the significance of heritage assets;

b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;

c. take full and proper 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. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);

e. include a landscape scheme covering the design and layout of external space;

f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;

g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;

h. incorporate provision for people with disabilities and create accessible communities that cater for all;

i. incorporate design measures to inhibit criminal and anti-social behaviour;

j. incorporate provision for on-site waste management; and

k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.

Eastleigh Borough Supplementary planning documents (SPDs):

Character area appraisals – December 2007

Character Area: BIFOHH 23 (pages 58-59)

Quality places – November 2011