

Supporting statement for a two-storey side extension, single-storey rear extension, rear balcony, swimming pool and two outbuildings at Woodland View, Winchester Road, Fair Oak, Eastleigh, SO50 7HD

Prepared by Katie McIntyre MA MRTPI

KM Planning

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1.0 Introduction:

- 1.1 The site consists of a modern chalet bungalow which is sited centrally within the plot slightly set back from Winchester Road with an area of parking to the front. The dwelling occupies a spacious plot which features substantial side and rear garden areas. Beyond the rear boundary line lies open fields.

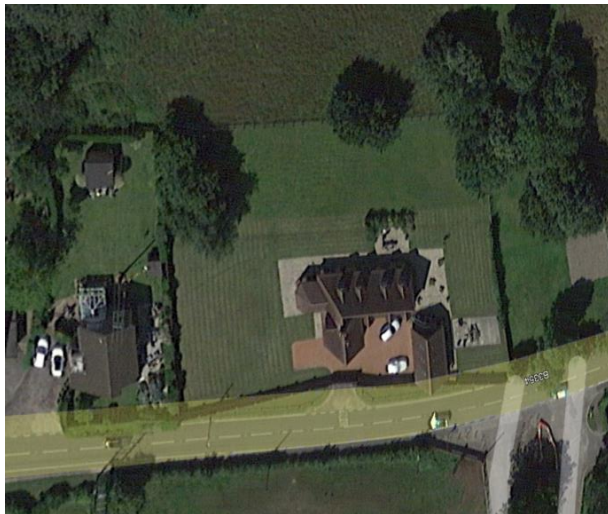


Figure 1: Aerial photograph (source: Google Earth 2021)

- 1.2 This application seeks consent for a two-storey side extension and single-storey rear extension which would also comprise a rear balcony, together with a swimming pool and two outbuildings at the site.

2.0 Relevant planning history:

- 2.1 Permission granted for a replacement dwelling and detached garage on the 07/01/2003 LPA reference 14163/002 (formerly known as Clyffe Bungalow).
- 2.2 Permission granted for a detached outbuilding on the 22/10/2008 LPA reference 08/63686. This is an extant consent. Development was commenced in relation to the

outbuilding consisting of the concrete pad and foundations as evidenced by aerial images on Google Earth, but to date has not been finished.

- 2.3 Permission granted for alterations to existing front boundary wall and replacement fencing on the 28/12/2023 LPA reference H/23/96263.

3.0 Relevant planning policy:

National Planning policy Framework (December 2023) (NPPF)

- 3.1 Section 12, paragraph 135 (c) requires development to be sympathetic to local character whilst not preventing or discouraging appropriate innovation or change.

Eastleigh Borough Local Plan 2016 – 2036 (adopted April 2022)

- 3.2 Policy DM1 – General criteria for new development - seeks to ensure that all new development has an acceptable impact upon the character and appearance of the countryside and the residential amenities of both new and existing residents.
- 3.3 Policy S5 – New development in the countryside – states that new development in the countryside will be permitted where it is related to an existing residential dwelling and would avoid adverse impacts on the rural and intrinsic landscape character.
- 3.4 Policy DM26 – Residential extensions and replacement dwellings in the countryside - seeks to ensure that additions have limited impact on the countryside and urbanising effects.

Quality Places SPD

- 3.5 This SPD provides detailed guidance in support of Local Plan policies. Page 47 provides guidance in relation to side and rear extensions and requires them to remain in scale and in balance with the whole of the house. Side additions should also not erode the spatial characteristics and consideration should be given to setting the extension back from the front wall of the house. Extensions to the rear of the property are considered to be the least likely to have a major impact on the house, neighbours and surroundings. Page 48 refers to ancillary buildings such as garages and outbuildings. Pitched roofs are preferable to flat roofs and in most circumstances, garages should be in line with or be behind the front of the house.

4.0 **Planning case:**

- 4.1 As previously stated, planning permission is sought for a two-storey side extension and single-storey rear extension which would also comprise a rear balcony, together with a swimming pool and two outbuildings at the site.

Additions to the dwelling:

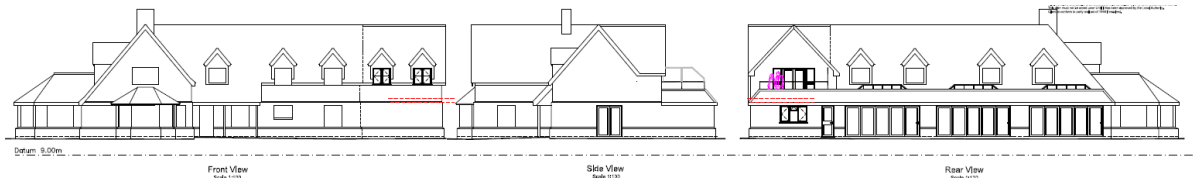


Figure 2: Extract from proposed plans

- 4.2 There is not an in-principle policy objection to extensions to properties within the designated countryside. Local Plan Policy S5 supports new development in the countryside where it is related to an existing residential dwelling. Moreover, Policy DM26 allows extensions to existing dwellings which are not subject to an agricultural occupancy condition (the property in question is not an ag tag dwelling) and are not likely to result in the subdivision of the plot. The Policy also requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.
- 4.3 The proposed side extension would be screened mostly by the existing detached garage which is sited forward of the property. It would have the same form as the host property and the same size and design dormer windows. During the design process it was evident that due to the current head height at first floor level that it would not be possible for the extension to be served by a lower roofline. Furthermore, due to accessing the existing first floor bathroom it has not been possible to design a step in the front elevation. The size of the side addition is however modest and would not unbalance the appearance of the dwelling. Furthermore, the linear form would not be out of keeping with the surrounding development, which although varied in form and a mixture of residential and commercial, is characterised by linear properties or barns facing towards Winchester Road; for example, the dwelling directly opposite and the buildings serving the adjacent business parks all share this characteristic.

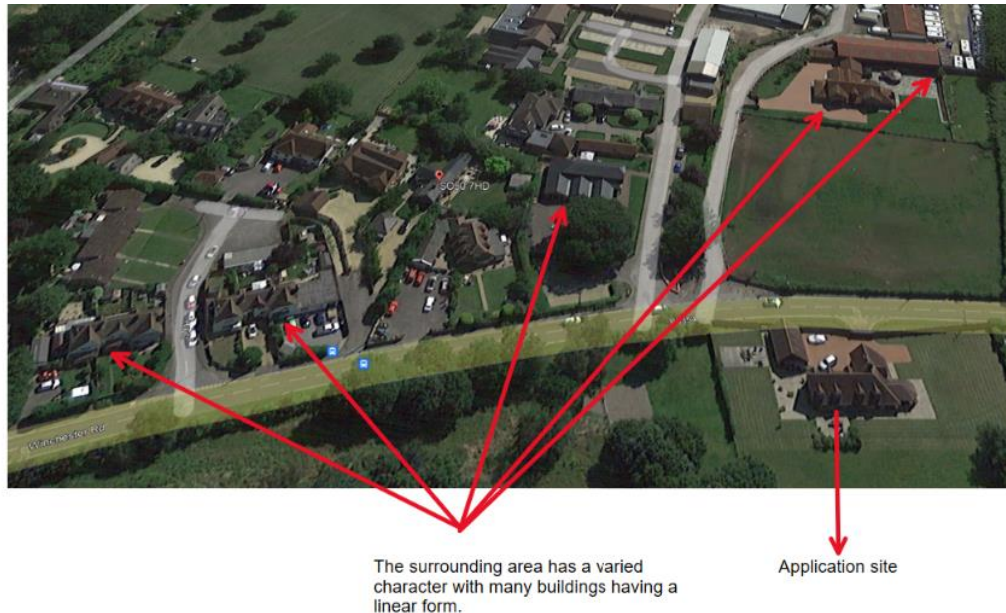


Figure 3: Aerial image illustrating surrounding linear form.

The host property also occupies a significantly wider plot than that of the neighbouring dwellings having a substantial amenity area not just to the rear but also to both sides of the property. The proposed side addition would not erode the spatial quality of the area and would not appear disproportionate or cramped within its setting. The existing forward garage at the site would also reduce the prominence of the addition.

- 4.4 With regards to the proposed single-storey rear extension, this would extend across the width of the property and have a partial flat roof and roof lanterns. As this addition would be positioned to the rear views would be limited from the street scene. A flat roof design was chosen due to the existing rear cat slide roof as a pitched roof would not have integrated well with the current form resulting in an awkward and bulky appearance. The current eaves height to the rear is however too low to continue the current cat slide.
- 4.5 In terms of neighbour amenity there is sufficient space surrounding the dwelling to ensure there would not be adverse impacts in terms of loss of light or overlooking. A side privacy screen has been proposed in relation to the rear balcony to ensure there is no perception of overlooking to 'The Covert'.

Outbuildings and swimming pool:

- 4.6 The application also proposes two further outbuildings at the site which would serve as a gym and garden room.
- 4.7 The larger of these two buildings would be the proposed gym. This outbuilding would be sited on the same footprint as the extant permission at the site for a workshop (LPA

reference 08/63686) and would be of a similar size to this previously approved scheme. It is recognised that the Quality Spaces SPD prefers outbuildings to be set back from the dwelling however in this case there is an extant consent at the site for a very similar building which could be implemented by the Applicant without needing further approval. This therefore forms a material consideration when assessing this proposal. It is considered that this proposed outbuilding would have no further impacts upon the street scene or the character of the surrounding locality than if the previously approved building were to be completed.

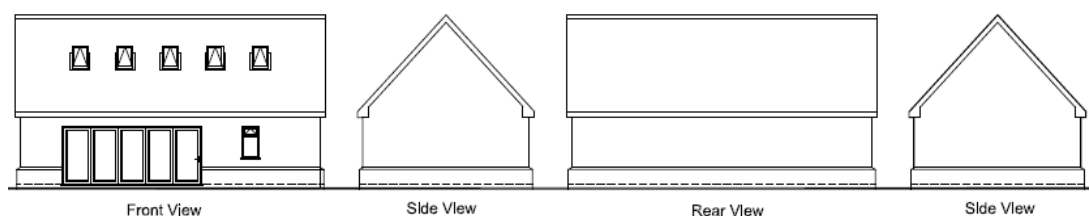


Figure 4: Proposed gym.



Figure 5: Extract from extant permission 08/63686.

- 4.8 The second outbuilding would be located to the rear of the property providing a garden room adjacent to the proposed swimming pool. This outbuilding would be modest in size having no detrimental impact.

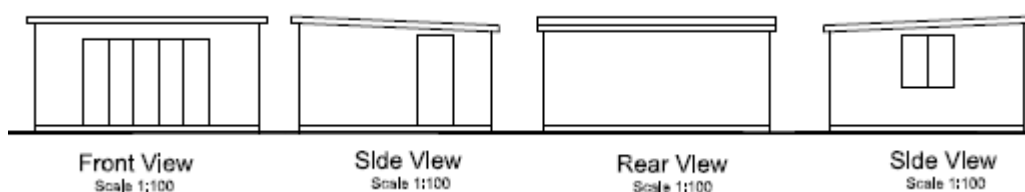


Figure 6: Proposed garden room.

- 4.9 Similarly, the proposed swimming pool and hot tub would have no adverse impacts being sited within the rear garden of the property and screened by the host dwelling and existing boundary treatments.

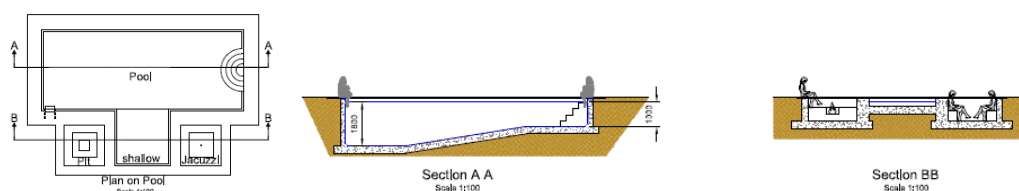


Figure 7: Proposed swimming pool.