

The Head of Development Control
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

5 March 2026

Dear Sir/ Madam,

Planning Application H/25/100350.
Planning, Design & Access Statement.
11 Monks Brook Close, Eastleigh, SO50 9NQ.

Proposed raising the roof height of the existing bungalow to create first-floor accommodation, including two-storey front and rear gable extensions and side dormers.

We are pleased to present this Planning, Design and Access Statement in support of the planning application H/25/100350 by our client Carly Porter at 11 Monks Brook Close, which proposes the raising of the roof height of the existing bungalow, to create first-floor accommodation that includes two-storey front and rear gable extensions and side dormers.

This rectangular site lies on the west side of Monks Brook Close, within Eastleigh Borough Council's administrative area.

Regardless of whether one approaches the site from the north or south along Monks Brook Close, public views of the existing bungalow are blocked by the properties that face east towards the road.

Vehicular and pedestrian access to the site is afforded via an ungated driveway near its northeast corner. A dropped kerb and surfaced forecourt area afford access and parking for vehicles at the front of the property.



The application site viewed from the east, on Monks Brook Close.

Paragraph 11 of the 'National Planning Policy Framework' 2024 ('NPPF') generates a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan. Although not directly related to this proposal, paragraph 125 records that *'Planning...decisions should...e) support opportunities to use the airspace above existing residential...premises...In particular, they should allow upward*

extensions – including mansard roofs – where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed... Paragraph 139 ('Achieving well-designed places') provides for the grant of planning permission for development of good design and states that '...significant weight should be given to...b)...innovative designs which...help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'



The side flat-roofed dormer at no.15 Monks Brook Close.



The side flat-roofed dormer at no.26 Monks Brook Close.

Policy DM1 ('General criteria for new development') of the 'Eastleigh Borough Local Plan (2016-2036)' (2022) records that: 'All new development should...a). not have an unacceptable impact on...i. residential amenities of both new and existing residents; the character and appearance of urban areas...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...'

Regarding 'Roof Extensions to Existing Buildings, (Including Dormers)', the Borough Council's 'Quality Places Supplementary Planning Document' states that: 'Changes to the shape of a roof need to be carefully considered.'; and 'Dormer windows can be difficult to incorporate into a roof without adversely affecting the appearance of the dwelling and the street, and might not always be appropriate. A dormer should not dominate the roof, but should complement the existing features of the house in terms of proportion, size, position and detailing. They should...be kept well away from the ridge and edges of the roof in order to provide a visual frame.'



The half-hipped roofs at nos.8 & 9 Monks Brook Close.

This locality is characterised by detached one and 1.5-storey dwellings in a variety of formats and styles that notably includes chalet-bungalows with half-hipped roofs (eg nos.8 and 9 Monks Brook Close – next-door but two to the north) and chalet-bungalows with single flat-roofed side dormers [eg nos.15 (to the south) and 26 (to the northeast) Monks Brook Close].

The application site comprises a detached two-bedroomed bungalow, beneath a hipped roof. The present proposal consists of raising the roof height of the existing bungalow to create first-floor accommodation, including two-storey front and rear gable extensions and long dormers to the side (north and south) roof planes with steeply pitched mono-pitched roofs.

In view of comments expressed by the Planning Officer, it is now proposed that the roof be half-hipped (to resemble those of nos.15 and 26 Monks Brook Close), with shorter flat-roofed side dormers (akin to nos.8 and 9 Monks Brook Close) to the side planes, set back from the edges of the roof, to achieve a ‘balanced’ dwelling.



It is submitted that the requirements of the development plan are satisfied by this revised proposal since it: would not detract from the existing street-scene; would be in keeping with the character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; and respects privacy, outlook and sunlight.

Development of this site in the manner now proposed would achieve more efficient use of this urban land without harm to the character or appearance of the locality or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

Our client trusts that her revised proposal will be seen to accord with the relevant policies of the development plan and thereby enjoy the benefit of your support. Thank you.

Yours faithfully,

Robert Tutton
Director