

Design and Access Statement

Project: Garage Conversion to Habitable Space

Site: 20 Charnwood Crescent, Chandlers Ford, SO53 5QT

Date: 27th March 2026

Applicant: Mr Adrian O'Sullivan

Agent: Lewis Sellen DFG team Eastleigh Borough Council.

1. Introduction

This statement is submitted in support of a retrospective planning application for the conversion of an existing garage into a habitable room. While originally intended to fall under Permitted Development, technical on-site requirements necessitated minor deviations from the original dimensions and materials, which this application seeks to regularise.

2. Design and Scale

- **Roof Height:** The finished roof height is 2580mm. This represents an 80mm increase over the 2.5m Permitted Development threshold.
- **Technical Justification:** This increase was a mechanical necessity to accommodate a high-performance Siga warm-roof insulation system. This was essential to meet the mandatory thermal efficiency standards set out in Building Regulations Part L.
- **Massing:** The 80mm increase is negligible in the context of the street scene and does not result in any overbearing impact or loss of light to neighbouring properties.

3. Materials and Appearance

- **Wall Finish:** During construction, the structural engineer advised a change from brick infill to a lightweight timber frame to reduce the load on the existing slab foundation.
- **Aesthetics:** To ensure a cohesive design, the front elevation was finished in a render to match the existing chalet bungalow. This is considered a design improvement over the original plan, as it integrates the conversion seamlessly with the principal elevation of the host dwelling (Ref: Policy DM1).
- **Fenestration:** The window size was adjusted to 1800mm (three-pane). This provides optimal natural light for the new habitable space and improves the overall balance of the front facade.

4. Access and Parking

- The conversion does not alter the existing access to the property.
- Adequate off-road parking remains on the existing driveway, in accordance with Eastleigh Borough Council's Residential Parking Standards SPD.

5. Biodiversity

The development maintains the existing building footprint and does not impact any established soft landscaping or habitats. To support local biodiversity in line with the Environment Act, a bird box or bee brick will be integrated into the garden to provide a net gain in local nesting opportunities.

6. Water and Drainage

Surface water drainage from the new roof area is managed via the existing system. The driveway area remains permeable, ensuring no increase in surface water run-off to the public highway, in accordance with SuDS (Sustainable Drainage Systems) principles.

7. Conclusion

The deviations from the original Lawful Development Certificate are technical in nature, driven by the need for structural integrity and energy efficiency. The resulting build is of high quality and maintains the character of the area.

Feature	Original (LDC) Design	Revised (As-Built) Status	Technical Justification for Change
Roof Height	2490mm	2580mm	Necessity to meet Building Regs Part L (Thermal) via Siga warm-roof system.
Front Wall Finish	Brick Infill	Rendered Timber Frame	Structural requirement to reduce dead load on the existing slab foundation.
Aesthetics	Exposed Brick	Render (to match house)	Designed to ensure the conversion integrates with the principal chalet bungalow facade.
Fenestration	2-Pane Window	3-Pane (1800mm)	Increased to 180cm to provide optimal natural light for a habitable space.
Insulation	Standard Internal	Siga Warm-Roof (90mm)	Higher performance specification for long-term energy efficiency.