

Planning Statement

Proposal: Variation of conditions 1, and 3 of F/24/98018

Site: 35 BRACKLEY AVENUE, FAIR OAK, EASTLEIGH, SO50 8FL

Ref: 26484

Client: Sharon Scales

Status: Planning - VOC

Date: 27/03/2026

1. Introduction

This Planning Statement has been prepared on behalf of the applicant in support of proposals for a variation of condition 1 (Approved Drawings), and condition 3 (External Materials) of application F/24/98018 for the;

“Side extension to convert the existing garage into a double garage.”

This application follows a request for additional information dated 12/01/2026 from Bella Hague.

2. Planning History

F/24/98018 - 35 BRACKLEY AVENUE, FAIR OAK, EASTLEIGH, SO50 8FL

Valid date: 09/09/2024

Side extension to convert the existing garage into a double garage (Amended description)

Type of Application: Full planning

Status: Decided

Decision: Permit

Decision Date: 30/10/2024

3. Condition 1 of F/24/98018

“The development hereby permitted shall be implemented in accordance with the following plans numbered: 100.HOU, 103.HOU Rev B, 104.HOU, 105.HOU, 106.HOU Rev B, and 200.HOU Rev C.

Reason: For the avoidance of doubt and in the interests of proper planning.”

4. Approved Drawings

Changes made to 106.HOU Rev B to include the extended wall replacing a single section of fencing, and drawing 200.HOU Rev C to be replaced by 200.VOC showing the slight change in roof pitch and wall construction.

All exterior walls (blockwork) to be painted using **Sandtex Mid Stone** masonry paint to match the existing finish on the neighbours, (No.36), rear garage wall.

5. Condition 3 of F/24/98018

“The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing garage.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.”

6. Materials

- **As drawing 200.VOC**
- 140mm fair-faced paint-grade concrete blocks painted, colour **Sandtex Mid Stone 1**
- Anti-con metal roof sheets, colour Goosewing grey **2**
- Metal fascia cladding (horizontal sections), colour Goosewing grey **3**
- Metal fascia cladding (vertical sections either side of doors), colour Goosewing grey **3**
- Metal cladding to other areas, colour **Sandtex Mid Stone 4**
- Back door, colour Goosewing Grey **5**
- Front garage door, colour white **6**