

Re-submission following refusal.

13 April, 2026.

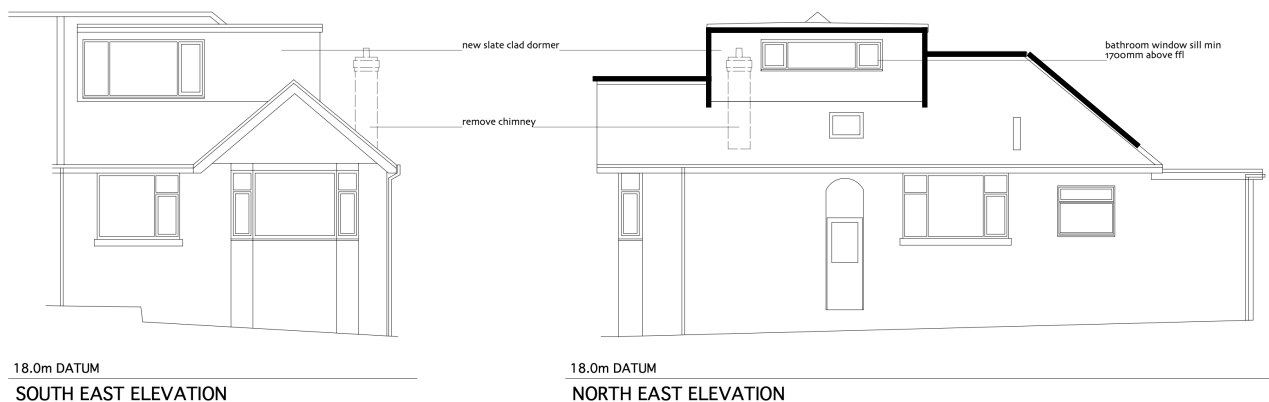
8 Belmont Road
Eastleigh
SO53 3ET

Application number: H26/100695

Reason for refusal.

1 The proposed wrap-around dormer by reason of its scale and design would result in an overdevelopment of the existing roof and would appear disproportionately large and incongruous in both scale and ridge height in comparison to the neighbouring properties and as such would have a detrimental impact on the character and appearance the area. The proposal would also appear over dominant to the original dwelling and would create significant bulking. Therefore the proposal is contrary to Policy DM1 of the Local Plan and the aims of the Quality Places SPD.

Previous proposal:



The applicant accepts the LPA's conclusion that the wrap around dormer results in an incongruous form which, because it overpowers the traditional roof, is detrimental. However the ridge height of the property is not increased by this proposal as suggested by the decision notice.

The dormer is proposed to create enough roof volume for an upstairs bedroom which is desirable to the applicant. However in reconsidering the design a revised proposal is now submitted that, while creating the extra volume, it retains more traditional roof forms with the addition of a gablet to the North East elevation.

When considering the profile of the roof when viewed from the North East the somewhat blocky profile of ridge meeting dormer is replaced with ridge meeting roof slope, following pitch front and back and the extending rearward on the ridge of the rear roof element.

The result is a better flow of form and mass which removes the incongruous nature of the previous design.

Revised proposal:

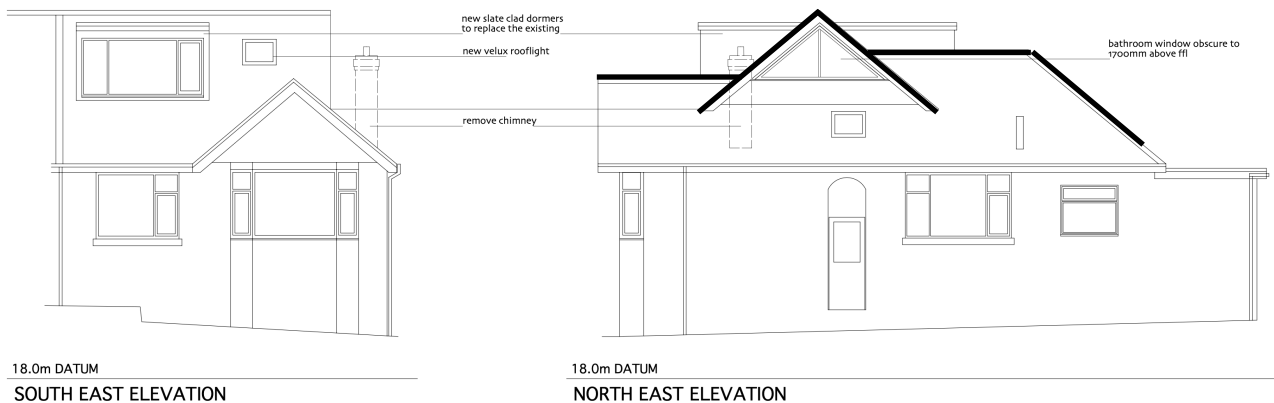
The extension of the existing forms and roof planes results in a more sympathetic addition to the existing roof which compliments the original without introducing the bulky and incongruous dormer to the North East elevation.

The result is no longer detrimental to the character and appearance of the neighbourhood and therefore consent for the proposed works should be granted.

Previous design - blocky



Revised design - sympathetic forms



Ecology:

Through submission of photographs with application H26/100695, the LPA accepted the property was not likely to provide habitat for bats and a survey was not required. The current proposal is similar in scope and we do not consider the requirement should have changed. Therefore a survey is not being carried out.

Conclusion:

The reason for refusal has been addressed by the applicant in the resubmission with the detrimental aspects redesigned so we anticipate the LPA should issue a positive decision in this case.

Chris Carter RIBA
For Chris Carter Associates Limited.