

DESIGN, ACCESS AND PLANNING STATEMENT

FOR

THE RETENTION OF AN ANNEXE CONSISTING
OF A DOUBLE STATIC CARAVAN UNIT AND
PORCH STRUCTURE (RETROSPECTIVE)

AT

**Hillview Manor Park, Winchester Road, Fair Oak,
Hampshire SO50 7HD**

Prepared by

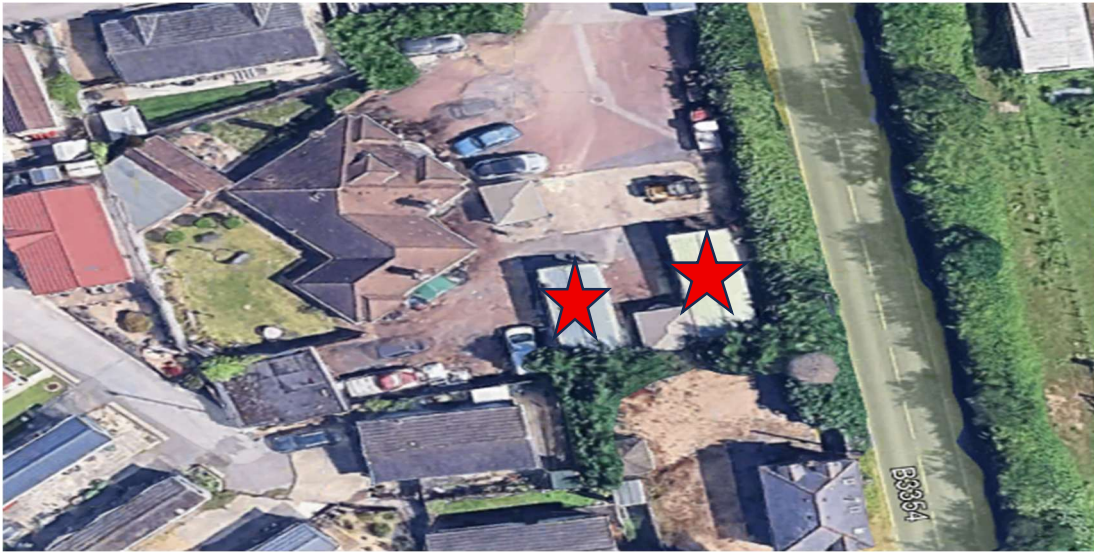
April 2026

1. INTRODUCTION

- 1.1 Mark Simmonds Planning Services Ltd have been instructed by Mr M Barney to submit a retrospective planning application for the installation of a twin unit static caravan with a wooden built front porch adjacent to the bungalow dwelling at Hillview Manor Park, Winchester Road, Fair Oak, SO50 7HD
- 1.2 This proposal is retrospective as the applicant was under the impression that a caravan compliant twin unit ancillary unit for his mother would not require planning permission, however it is noted now that the wooden built structure which acts as an entrance porch/sitting area goes beyond what would be accepted as a movable structure. The application is therefore for a traditional 'granny' annexe for the applicant's elderly mother.
- 1.3 As a matter of background this application follows the passing of Mr Barney Senior who resided in the bungalow on site and oversaw much of the park operations. Mr Barneys's son now resides in the bungalow with his family, and his mother has been moved to the site in the caravan annexe so that the family can continue to support and look after her in her twilight years as she has a number of medical issues which require daily attendance.

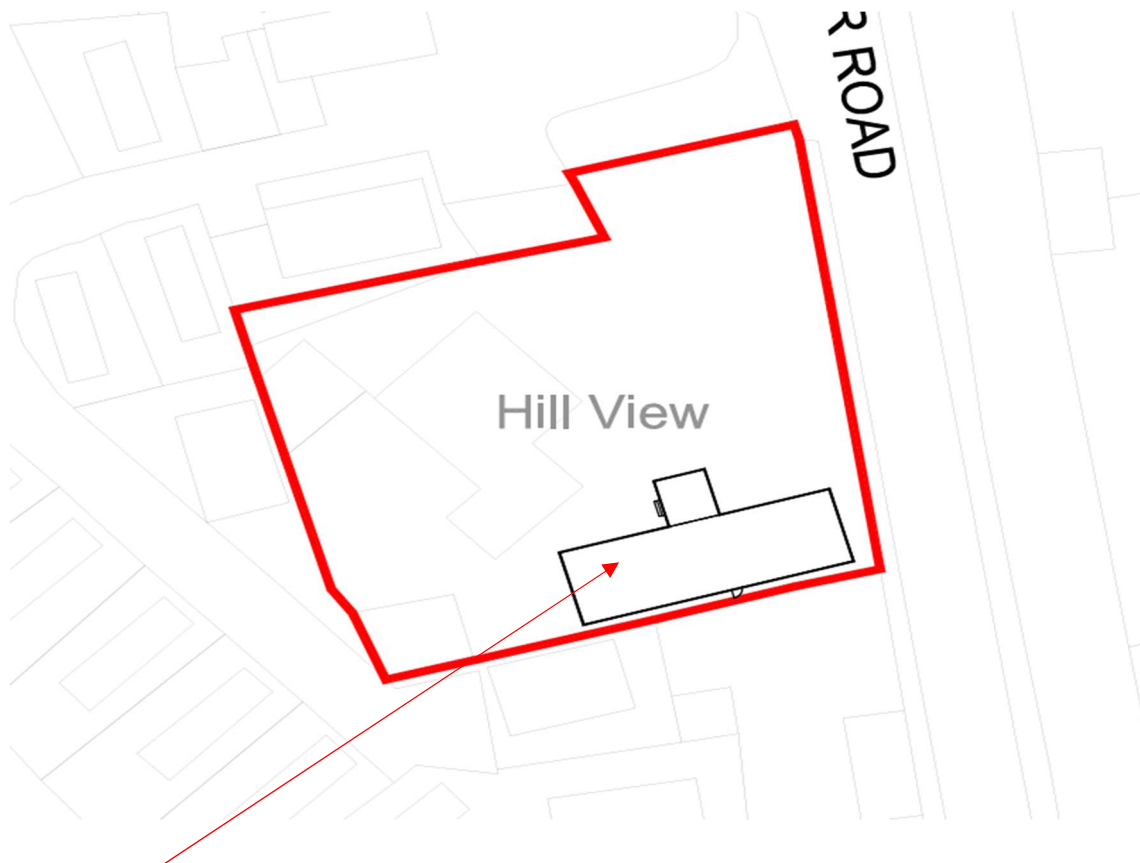
2. THE PROPOSAL

- 2.1 The planning application seeks to obtain permission for the retention of the annexe which consists of a double static unit and a front porch built from timber. This annexe replaces 2 historic permitted static units, the image below show the replaced static units in 2025 and google earth images show the units from at least 2020:



2.2 The site does not lie within a designated character area or Conservation Area and there are no Listed Buildings nearby. It is noted that there is a protected area of woodland near to the site, however as the annexe sits within the curtilage of the dwelling replacing two previously sited static units, therefore are no increased impacts on the woodland nor the surrounding area.

2.3 The annexe is required so that the applicant's elderly mother can reside close to the family for continued care and support in her twilight years. The applicant's mother has a number of health concerns including arthritis and mobility issues. In addition to the mother, her daughter also resides within the annexe and due to long term disabilities, living close to her family and cousins is an essential part of her daily life for both mental and physical support. The unit would be classed as an Annexe as it is fully dependant on the host dwelling in terms of utilities and bills and would not create its own independent status as a dwelling.



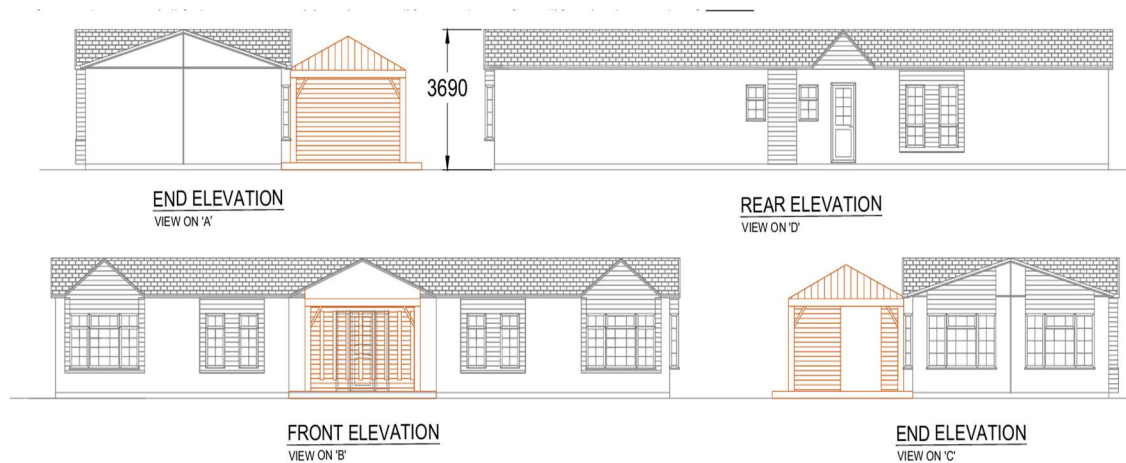
Annexe location

3. THE SITE LOCATION

3.1 The application site is located off Winchester Road and in accordance with the Council's Local Plan policies, lies outside of the urban edge and within an area of designated countryside. There are green fields and dense areas of woodland to the north, west and south of the site and the well-established Hillview Caravan Park sits to the front looking onto Winchester Road.

3.2 The Annexe replaces two long established static units and sits comfortably within the curtilage of the host bungalow dwelling. The twin unit caravan is in an attractive arrangement just to the side of the bungalow and although slightly elevated to accommodate the ground levels, is a low-level structure, largely screened by existing hedgerow and approved development. The wooden structure on the front of the lodge provides an outdoor shielded area for the applicant's mother to sit in the fresh air even in inclement weather as well as providing a covered area for storage and seating. The unit and

its associated features give the impression of a domestic annexe unit and by its very nature is largely temporary in nature rather than a brick-built annexe feature.



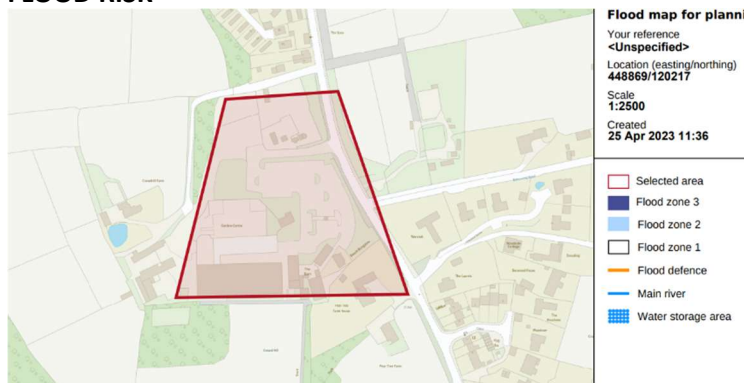
Please see submitted drawing for scaling

3.3 The Annexe is accessed by way of the established driveway to the bungalow and retains sufficient off-road parking in front of the annexe which is also shared with the host dwelling.

4. RESIDENTIAL AMENITY

The existing annexe replaces 2 historic static units and due to its low level design, does not impact on any nearby neighbours due to the generous separation distances and high levels of screening. There will be no impact on any existing or future residents by way of loss of privacy and there is generous private amenity space which is shared with the host bungalow. The purpose of the annexe is to provide a home for the applicant's mother and sister, both of which require care and support from the family residing in the bungalow.

5. FLOOD RISK



EA Flood Risk Map 2023

The site is within a Flood Zone 1 and is therefore at the lowest risk of flooding and a preferential site in terms of development. The annexe does not create any increase in flood risk, nor contributes negatively to surface water run-off.

6. PLANNING POLICY

Relevant Policy considerations:

The National Planning Policy Framework Planning Practice Guidance

The Eastleigh Borough Local Plan 2016-2036

The most relevant policies are considered to be:

Strategic policies S1 and S2; and
Development Management policies DM1, DM2, DM11 and DM14

Supplementary Planning Documents:

Quality Places;

Residential Parking Standards;

Character Area Appraisals.

7. THE PLANNING BALANCE

The Principle of Development

Local Plan Policy S5 states planning permission will be granted for new development in the countryside provided it is related to: "... residential extensions and replacement buildings".

The wider site benefits from an existing lodge development and a bungalow dwelling which now accommodates the applicant. The Annexe shall be purely ancillary to the host dwelling and fully reliant in terms of utilities and bills, with no intention to create a separate dwelling. The Annexe accommodates family members who are in need of being close to their loved ones for daily company and care. On this basis the concept of a family annexe within the curtilage of an existing dwelling is on balance considered acceptable in principle.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality 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.

The detached host bungalow is located to the front of the site with direct access off Winchester Road which is shared with the Hillview lodge park site. The dwelling is set within its own spacious plot with generous levels of amenity space. The annex is situated on the side boundary in roughly the same situation as the 2 previous static units removed from the site. Due to its orientation and existing boundary screening the annexe is unlikely to be noticed within the wider street scene nor have any negative impacts on neighbouring dwellings.

The design of the annex is suited to the host dwelling in terms of its form, scale and appearance. The unit is basically a twin unit chalet with a neat well built wooden front porch which is in-keeping with the nature of the development on the extended site and suitable when considering that it replaces two historic static units.

As the annexe replaces 2 static units, the development would not be considered an overdevelopment of the site and generous amounts of amenity space is retained for both parking and recreation for both the Annexe and the family bungalow. Parking standards are retained on the site.

In terms of the design and layout, the annexe fundamentally respects the character and appearance of the locality and on balance is hardly noticeable against the backdrop of the existing permitted development on the larger site.

Residential Amenity

The Council is asked to consider that the proposal accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

The annexe provides accommodation for the applicants elderly mother and vulnerable sister and the Council can control its use by a family member as ancillary accommodation by way of condition.

Ecology and Tree's

The annexe replaced two long standing static units and on this basis, there has been no loss to trees or hedgerow.

Energy Efficiency

The Annexe consists of a twin unit which is relatively new and up to date static lodge units which due to their modern design utilise the most up to date energy saving methods and will prioritise energy efficiency.

8. CONCLUSION

The Council is respectfully asked to consider the Annexe largely consists of a double static unit which is caravan compliant with only a very modest front porch structure which could be considered a permanent feature. The use of the annexe is for the classic 'granny annexe' which allows for an elderly and indeed vulnerable member of a family unit to be accommodated within the sale curtilage area as the family home. The annexe unit is fully reliant on the host dwelling and can be conditioned to continue in this regard be way of planning condition. There is no intention to create a separate dwelling and the occupation by the applicant's elderly mother is a pressing need.

On balance the proposal is considered to accord with the Council's local Plan Policies in terms of residential annexes and the spirit of the Framework.