



9 Tees Farm Road
Colden Common
Winchester, Hampshire, SO21 1UQ
Phone: 07595152551
E-Mail: gjpretty@btinternet.com

PLANNING STATEMENT

PROPOSED EXTENSIONS AND ALTERATIONS AT:

**BIRCH SPINNEY
HUNGERFORD
SOUTHAMPTON SO31 8DE**

DATE: JULY 2026

PREPARED BY:

GRAHAM J. PRETTY
INDEPENDENT PLANNING CONSULTANT

1. THE APPLICATION SITE & SURROUNDINGS

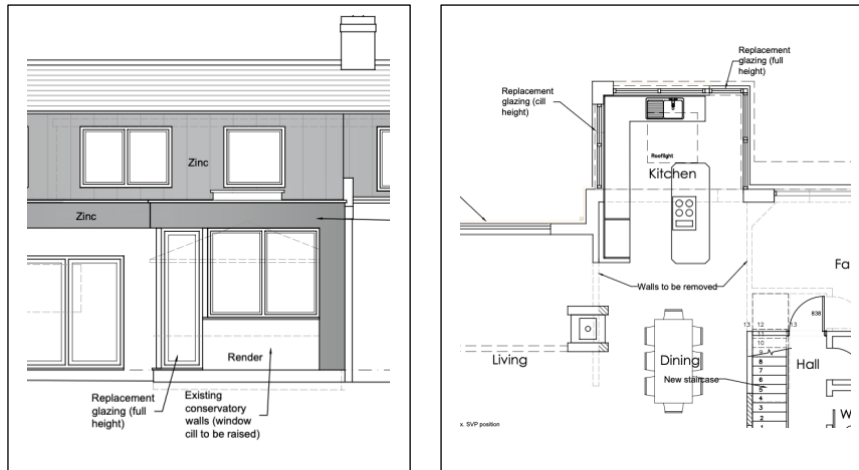


- 1.1 The application site is located on the west side of Hungerford which is a narrow Lane comprising mainly linear residential development to the west of the main body of Bursledon village and to the south of Lowford.
- 1.2 The development comprises mainly detached dwellings in a mix of development styles and sizes on generally increasingly large plots towards the south. The application site is the last property on this side of the lane heading south.
- 1.3 The application site is a detached chalet style dwelling built in the 1960s with existing outbuildings to the south. The site slopes down from the Lane towards the west where land to the rear of the site, within the same ownership, lies within the Old Bursledon Conservation Area. The drop in level of the site from the adjoining lane creates a secluded environment where the dwelling is well hidden from widespread views and from the neighbouring properties.
- 1.4 The only neighbouring residential property having a boundary with the site is to the north and this property has been extensively altered.
- 1.5 The dwelling, garden and existing outbuildings are located outside of the Conservation Area.

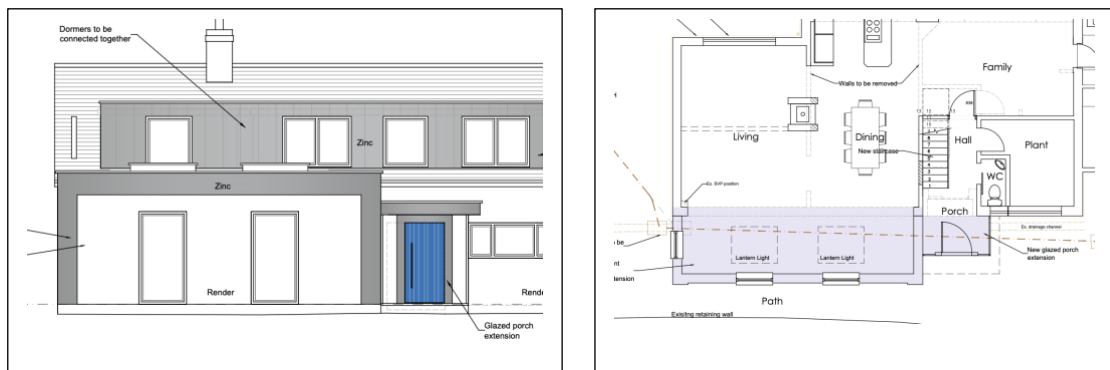
2. THE PROPOSALS

2.1 The proposals include several extensions and alterations to the existing dwelling:

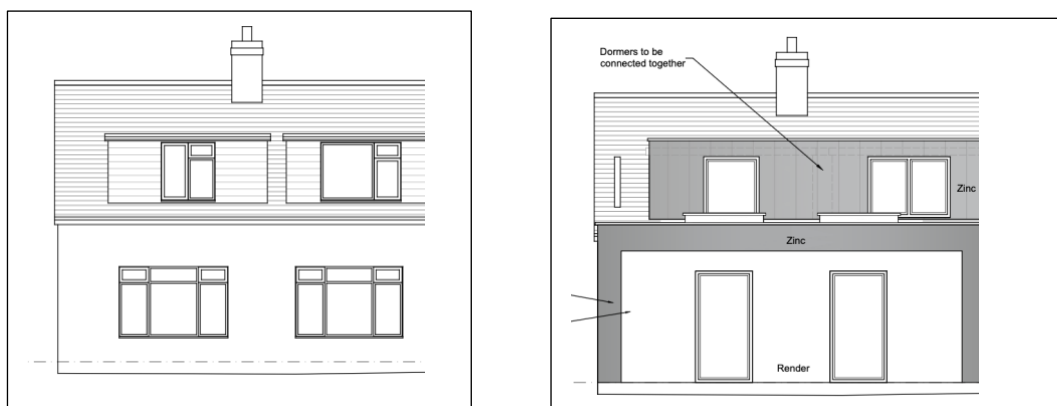
a. Flat roofed rear extension to replace existing conservatory (same footprint)



b. Single storey front extension and linked front porch:



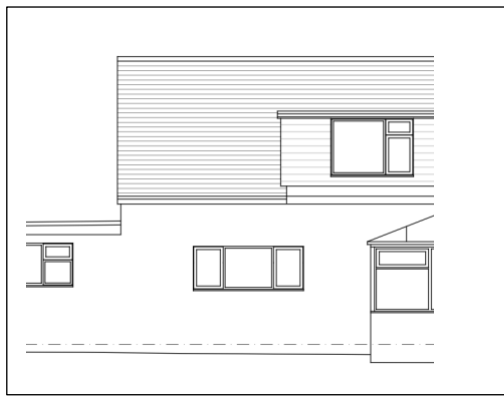
c. Linking of Existing Front Dormers:



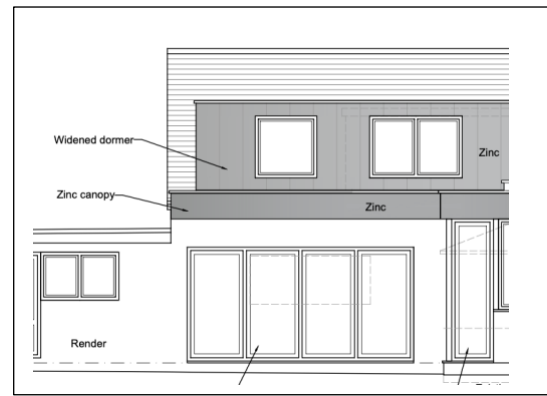
Existing

Proposed

d. Extension to rear dormer:



Existing



Proposed

- e. Renewed and Modernised External Materials - The proposed design is intended to be in keeping with the local area, most especially with the aesthetic of the only immediate neighbouring property, Point Pleasant, to the north.

3. PLANNING HISTORY

- 3.1 Winchester Rural District Council Application – 307/72 – Two Storey Side Extension Permitted March 1972 and implemented.
- 3.2 Z/34329/000/00 - Construction of two storey side extension following demolition of existing garage and alterations to existing dormers – Permitted 8/01/1997 – Garage still exists and there is no evidence that this permission was implemented
- 3.3 LDC/26/100686 - Lawful Development Certificate (LDC) - Lawful Development Certificate for Proposed Construction of a) Detached Outbuilding (Studio /Gym /Garage /Home Office) b) Detached Carport – Issued 02/03/2026
- 3.4 LDC/26/100685 - Lawful Development Certificate (LDC) - Lawful Development Certificate for Proposed Construction of a) a single storey, flat roofed, rear extension, b) an extension to the existing rear dormer and c) front porch – Withdrawn 22/06/2026
- 3.5 X/26/101011 - Removal of Condition 3 of planning permission WIR 9076 (Erection of a Bungalow) – Permit (with new varied condition) 28/04/2026 – Restrictive condition:

'Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwellinghouse (including those falling within Class A of Part 1 of Schedule 2), and no buildings, enclosures, pools or containers within the curtilage of the dwellinghouse (including those falling within Class E of Part 1 of Schedule 2), shall be carried out without the prior written permission of the Local Planning Authority.'

This condition remains open to challenge ,however, this application is submitted in the knowledge that the major, front extension, element of the proposals would require planning permission notwithstanding; that the proposed alterations to the conservatory and the dormer extensions do not add to the footprint of the building and that in total the proposals all meet Local Plan stipulations.

4. PLANNING POLICY

National Planning Policy Framework (NPPF) – December 2024

- 4.1 *“2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.”*
- 4.2 *“7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”*
- 4.3 *“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
 - c) **an environmental objective** – to protect and enhance our natural, built an historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Eastleigh Borough Local Plan 2016 – 2036



4.4 Relevant Policies are:

- Strategic policy S1- Delivering sustainable development
- Strategic policy S5- New development in the countryside
- Policy DM26- Residential extensions and replacement dwellings in the countryside
- Policy BU7- Residential extensions and replacement dwellings, Old Bursledon Special Policy Area – in full:

“Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted provided they:

a. do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;

b. have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;

c. do not create a dwelling disproportionately larger than the one that is being extended or replaced;

d. are subservient to and in proportion to the existing building in form, scale and design;

e. do not contribute to the cumulative urbanisation of the area; and

f. are not otherwise detrimental to the character of the area as viewed from the River Hamble.”

Eastleigh Quality Places SPD (Supplementary Planning Document) – May 2026

- 4.5 Section 6.6 refers to Residential Extensions. Various paragraphs relate to the application proposals:

“Generally, only modest front extensions, which are in keeping with the character of the existing house will be supported, e.g. garage and porch extensions.”

“Rear extensions typically have minimal impact on a property, its neighbours, or the surrounding area”

“Materials should generally match or complement the existing building. However, design innovation and contemporary additions can be successful where it would not harm the overall character of the street or building.”

“Dormers should remain subordinate to the dwelling, and complement the house’s proportions, size, position, and detailing, align with existing windows. Multiple small dormers often work better than one large one.”

5. PLANNING STATEMENT

5.1 The application proposals have been carefully designed to meet both the restrictions of the Adopted Local Plan and the needs of a modern family expressed on to an outdated, existing dwelling, much in need of renovation.

5.2 Policy DM26 of the adopted Local Plan concerns replacement dwellings and residential extensions in the countryside and is permissive of residential extensions if, in particular:

a. the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage;

5.3 This issue of disproportionality is clarified by Policy BU7 which affects only development within the Old Bursledon Special Policy Area within which the site is located. The Policy sets out 6 criteria to be met, requiring that the proposals:

‘a. do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted

5.4 The most significant restriction requires that extensions to dwellings within this area should not exceed 25% volume of the original dwelling with the original dwelling being defined as that which existed when the Conservation Area, which forms part of the SPA, was first designated, being 16 December 1982.

5.5 The Planning History of the dwelling has been well researched as set out in Section 3 above.

5.6 The submitted Plans set out clearly the existing and proposed building volumes:

House Volume Calculations:	
524.4m ³	Existing dwelling (Pre 1982*)
131.1m ³	25% volume rule
28.73m ³	Existing extensions (Post 1982) (Front dormer, conservatory*)
94.12m ³	Proposed extensions (m ³)
	Conservatory roof 8.69
	Front dormer infill + upgrades 4.06
	Rear dormer + upgrades 7.14
	Front extension 65.38
	Porch 8.85
122.85m ³	Total extensions

- 5.7 The proposed Extensions will therefore not breach this principal element of the Policy.

b. have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;

- 5.8 The proposed extensions and alterations do not increase the width of the dwelling, being to the front and the rear. Neither the perceived space between buildings nor the openness of the area will be affected. The dwelling and the property are set below the adjoining lane and are screened by mature vegetation resulting in a high level of seclusion and minimising any potential impact of the proposed extensions and alterations.



c. do not create a dwelling disproportionately larger than the one that is being extended or replaced;

- 5.9 This criterion appears to represent a partial reiteration of criterion (a) in that it must be assumed that the restriction under criterion (a) of the extension to the volume of the original dwelling to no more than 25% has been set to ensure that extensions are not 'disproportionate'. The proposals meet this criterion.

d. are subservient to and in proportion to the existing building in form, scale and design;

Again the 25% restriction should ensure subservience however, in the case of these proposals the extensions are principally ground floor with flat roofs sitting subserviently within the front and rear profiles of the building. The proposed dormer additions are minor and remain within the framing of the roofslopes.

e. do not contribute to the cumulative urbanisation of the area;

- 5.10 The existing property is well spaced from its neighbours and is set within a significantly larger plot than at its time of construction. The proposed extensions and

alterations are set within the existing visual confines of the building, as previously alluded to, are well screened and secluded and therefore will not contribute to any perceived urbanisation.

f. are not otherwise detrimental to the character of the area as viewed from the River Hamble

- 5.11 The application site is NOT visible from the River Hamble.
- 5.12 The detail of extension proposals must also show consideration to the newly adopted '**Quality Spaces SPD**'. The key elements of the SPD as they relate to the proposed development are set out under Paragraph 4.5 above.
- 5.13 The proposed front extension, incorporating a porch, is modest in relation to the existing scale of the building and the plot and is set back by 11.26m from the lane and at a lower level and is screened by mature vegetation. Whilst flat roofed it will be in keeping with the dwelling, which is to be modernised with new facing materials and windows. There will be no impacts upon the neighbours from loss of light, privacy or outlook.
- 5.14 The chosen aesthetic is similar to the modernisation of the adjacent property to the north, where this has been deemed to be an acceptable addition to the local character. This property is shown below followed by the proposed front elevation of the application property, for comparison:





- 5.15 The main dormer extension and alteration to the conservatory are to the rear and will not be visible; the front dormer link is of a minimal scale and will create more functional first floor accommodation. The result will be a cohesive 'whole' that will upgrade and improve the appearance of the dwelling and its place within the local environment.

6. CONCLUSION

- 6.1 The application site is in a secluded location where physical impacts of extensions and alterations will not be noticeable either from the public domain or immediate neighbours and will have no impact upon privacy, outlook or light.
- 6.2 The application proposals are in line with all National and Local Policy and Guidance. There should be no overriding reason not to grant permission in this case.
- 6.3 The Local Planning Authority is respectfully requested to permit this application.