

Planning Statement

55 ARDINGLY CRESCENT
Hedge End, Southampton SO30 2TE
Householder Planning Application

July 2026

Applicants: Giles Bolton

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1.0 Introduction and Background

1.1 This Design and Access Statement has been prepared to support a householder planning application at 55 Ardingley Crescent.

The application has been prepared in response to the pre-application advice received under reference Q/26/101/408.

1.2 The proposal comprises a single-storey rear extension, a side extension above the existing retained garage, and a modest new front porch. The works also include improvements to the driveway to enhance on-site parking provision.



1.3 55 Ardingley Crescent is not located within a conservation area, a site of special scientific interest, or any other designated heritage or ecological area. The property is not a listed or historic building and is not located within a designated flood zone or an area known to be at risk of flooding. There are no trees subject to Tree Preservation Orders (TPOs) within or immediately surrounding the property.

1.4 The property is characterised by its brick detailing, including brick lintels, decorative brickwork beneath the window sills, and horizontal brick banding that extends around the building. These features give No. 55 a distinctive appearance while maintaining a cohesive and uniform relationship with the surrounding street scene.

1.5 The general design, style and layout of No. 55 Ardingley Crescent are consistent with many of the surrounding properties. Its principal distinguishing features are the decorative front gable, associated brick detailing, and the selected brick materials. Together, these elements give the property a distinctive character while ensuring that it retains a cohesive and uniform presence within the street scene.

2.0 Local Context

2.0 No. 55 Ardingley Crescent is a semi-detached dwelling situated on a corner plot. Owing to its position, the property benefits from a larger garden than many neighbouring properties.

2.1 The surrounding area demonstrates an established pattern of homeowners extending and adapting their properties. For example, No. 39 Ardingley Crescent has been extended to the side, incorporating the former garage, while No. 47 Ardingley Crescent has introduced accommodation above its garage, including dormer extensions to both the front and rear roof slopes.

2.2 It is not unusual to see extensions to neighbouring properties within the surrounding area. This is likely due, in part, to the relatively modest size of many of the original dwellings. No. 55 Ardingly Crescent has an internal floor area of approximately 70 sq m and, as a three-bedroom dwelling, is below the nationally described space standard for a new three-bedroom home. Consequently, there is an established pattern of householders extending and adapting their homes, particularly through the conversion or extension of space above existing garages.

2.3 No. 55 Ardingly Crescent is located within an established built-up residential area. The street scene comprises a high concentration of dwellings, with many properties attached or positioned in close proximity to one another. As such, buildings abutting neighbouring properties form an established and characteristic feature of the local area.



3.0 Design Principles

3.1 The principal aim of the proposal is to provide a meaningful enlargement of the dwelling, creating accommodation that better meets contemporary space standards and the needs of its occupants. The design has been developed in accordance with Policy DM1 of the Eastleigh Borough Local Plan 2016–2036, ensuring that the development's scale, massing, materials, layout, design and siting are appropriate to the property and its established residential context.

3.2 The materials proposed have been carefully selected to match the existing dwelling and to replicate and continue its distinctive brick detailing. This approach will retain the characterful appearance of No. 55 Ardingly Crescent and ensure that the extensions integrate sensitively with the surrounding area.



3.0 Design Principles

3.3 The proposed single-storey rear extension makes effective use of the property's larger-than-average garden. Its size enables the extension to be accommodated while retaining a generous and usable area of private outdoor amenity space. This represents an appropriate and efficient use of the site and accords with Policy DM1 of the Eastleigh Borough Local Plan 2016-2036.

3.4 The side extension above the existing garage has been designed to remain subservient to the main dwelling. This is achieved through its lower roof and ridge height, together with a dormer-style form rather than a full-height projecting wall. The extension will therefore read as a secondary element and preserve the prominence of the original dwelling.

3.5 Additionally, a modest front porch is proposed to provide an entrance lobby, helping to reduce heat loss when the external door is opened during colder weather. The porch has been designed to remain subservient to the main dwelling and to reflect the existing architectural style and materials of the property.

3.6 The proposed extensions have been designed to provide meaningful additional accommodation and improve the living conditions of the household, while respecting the character of the street scene and the amenity of neighbouring properties. This balanced approach has been a central objective of the design.

3.7 The proposed extensions and alterations at No. 55 Ardingly Crescent do not include any side-facing windows. All proposed windows will face either the front or rear of the property, thereby avoiding overlooking of neighbouring homes and safeguarding neighbouring privacy. No side-facing windows are proposed now or intended to be introduced at a later date.

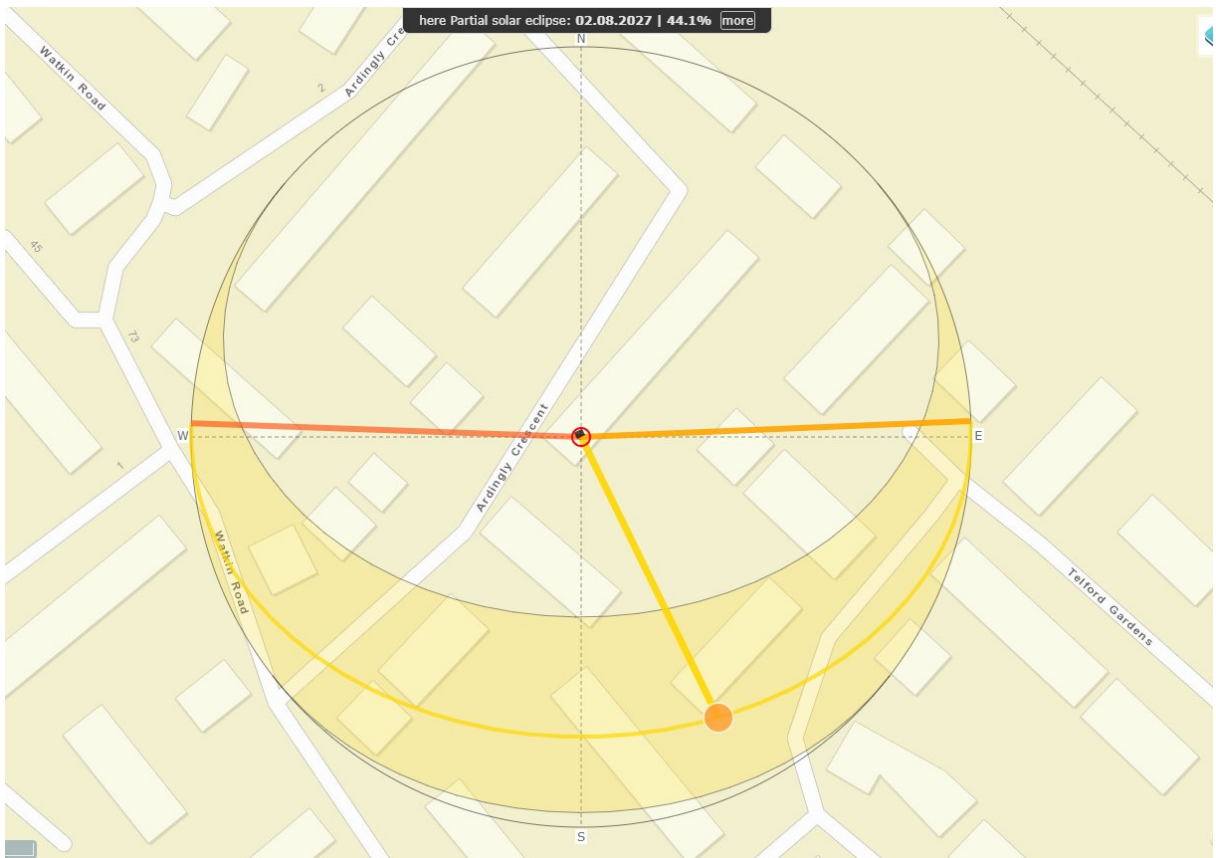
3.0 Design Principles

3.8 A further design principle followed throughout the design process has been to position the extensions so that the dwelling retains a scale and visual proportion similar to the existing property.

For example, the footprint associated with the side elevation is approximately 65 square metres, while the proposal adds only around 15 square metres – an increase of approximately 23%. The proposed extension therefore remains proportionate to the existing dwelling while providing substantially improved living accommodation and quality of life for the applicants.

3.9 The extension has been carefully positioned to maintain an appropriate separation from the habitable rooms of neighbouring properties. It would be approximately four metres from the nearest neighbouring window and approximately three metres from the closest part of any neighbouring habitable room.

4.0 Natural Light

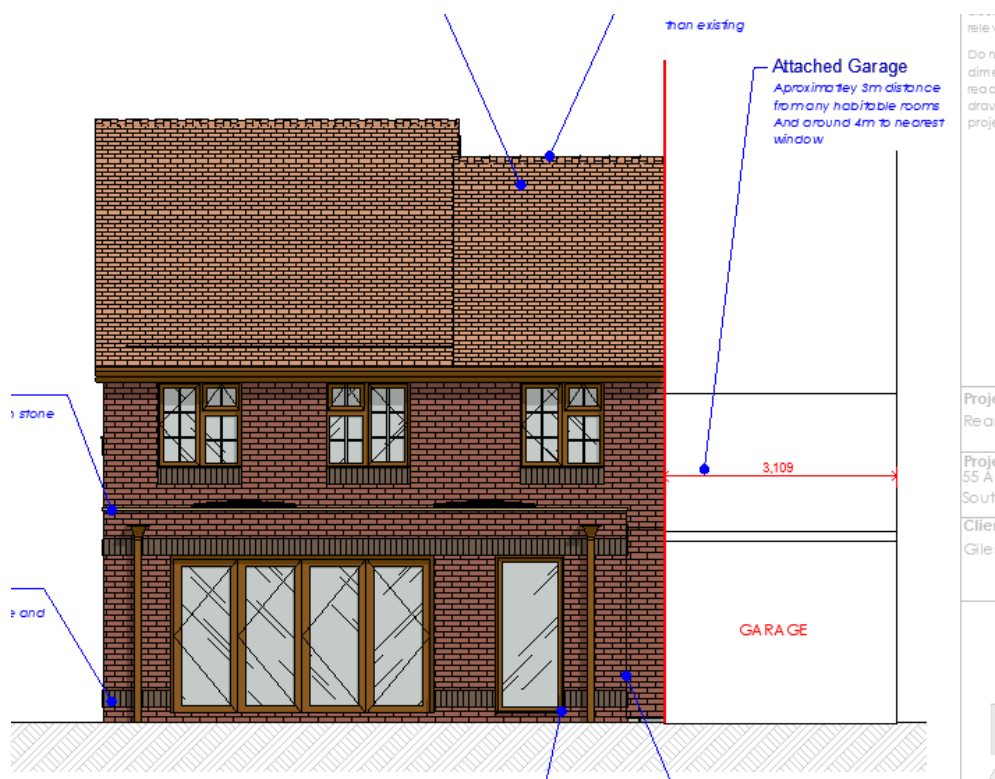


4.1 As demonstrated by the sun-path diagram on the previous slide, the neighbouring property at No. 53 would continue to receive morning and afternoon sunlight. Any additional shadowing resulting from the proposed extension would begin only during the late afternoon or early evening, due to the orientation and path of the sun.

The proposal would therefore not materially affect the periods during which the neighbouring property would ordinarily receive the greatest amount of sunlight. Any potential impact would be limited to the latter part of the day.

4.2 It is also important to note that the area immediately beyond the shared boundary forms part of a non-habitable room, namely a garage. The nearest neighbouring window is approximately four metres from the proposed extension, and any additional shadowing would therefore primarily fall upon a non-habitable space, which has a lower requirement for daylight and sunlight than a habitable room.

Furthermore, the resulting shadow pattern would not differ significantly from the existing situation. The side extension reflects the form, scale and profile of the existing side elevation, thereby limiting any material increase in overshadowing.



5.0 General Improvements

5.1 The proposal would also deliver several practical improvements, including an enlarged off-street parking area. This would provide additional space for vehicles within the property's curtilage and reduce the likelihood of on-street parking should the applicants' parking requirements increase in the future.

5.2 The proposal would not increase the number of people residing at the property. The additional accommodation would primarily provide enlarged office space, and the property would remain in its existing residential use.

Consequently, the development would not result in any material increase in occupancy, noise, footfall or general activity. The applicants would benefit from the improved accommodation without adversely affecting the residential amenity of neighbouring properties.

5.3 The proposal would retain the existing garage, ensuring that secure vehicle parking and dedicated bicycle storage remain available. The continued provision of secure cycle storage would support sustainable transport choices.

5.4 The proposal would modernise and improve the property, providing accommodation that better reflects contemporary living requirements. The additional space would ensure that the dwelling provides an appropriate standard of internal accommodation in accordance with current space expectations.

5.5 The proposal would improve the property's overall energy efficiency. The enclosed porch would act as a thermal buffer, reducing heat loss when entering and leaving the dwelling, while improved insulation would help retain heat within the property.

Together, these measures would reduce energy demand and heating costs, creating a more sustainable home with a lower environmental impact.

Conclusion

Overall, the design, materials, scale and layout of the proposal have been carefully considered in accordance with relevant local and national planning policies.

Particular regard has been given to the residential amenity of neighbouring properties.

No new windows are proposed that would result in overlooking, and the potential effects on daylight, sunlight and shadowing have been carefully assessed.

The applicants have undertaken appropriate due diligence, including seeking pre-application advice and engaging with the local planning authority.

The design has subsequently been reviewed and amended in response to the feedback received. At every stage, care has been taken to produce a well-considered and policy-compliant development.

The proposal would improve the applicants' home while respecting neighbouring properties and making a positive contribution to the character and quality of the property and surrounding area.