



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

PLANNING STATEMENT

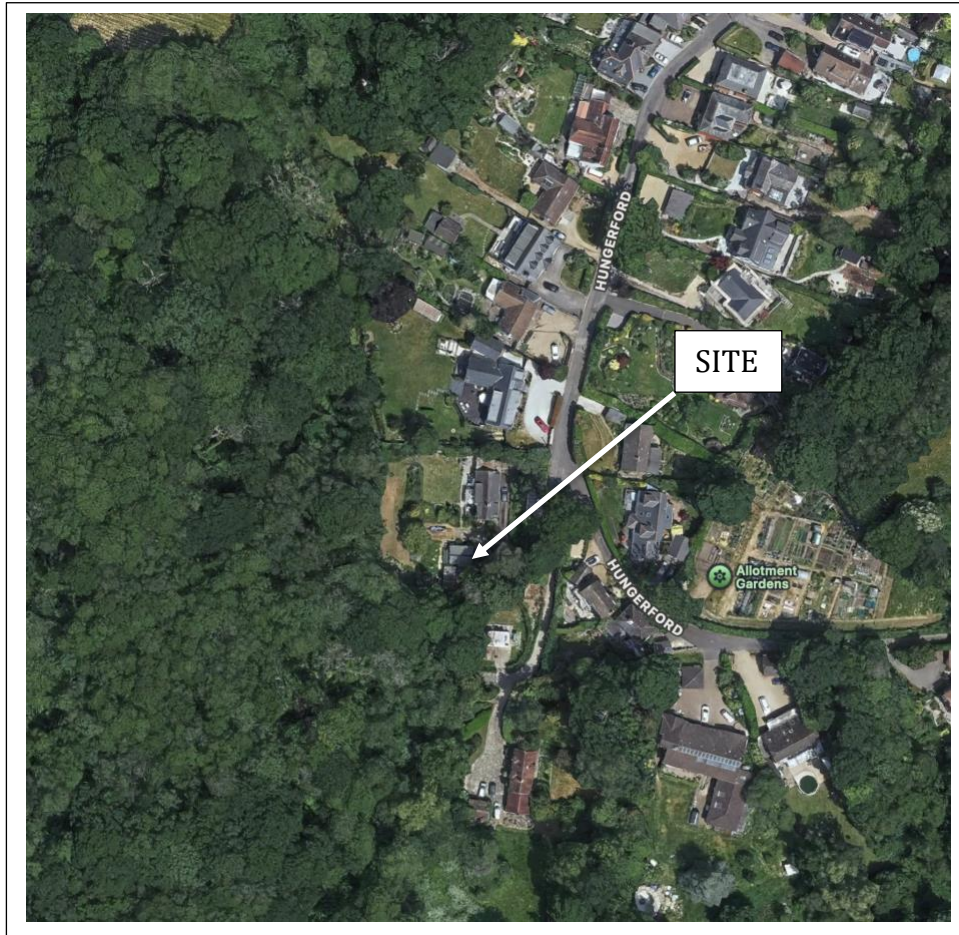
**Part Use of Outbuilding as Self-Contained Residential Annex and
addition of Verandah and Decking & Associated Works**

at

Birch Spinney, Hungerford, Southampton SO31 8DE

AUGUST 2026

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 in the locality comprises mainly detached dwellings in a mix of development styles on generally increasingly large plots towards the 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 dwelling, garden and outbuildings are located outside of the Conservation Area.

2. THE APPLICATION PROPOSALS

- 2.1 The proposal is for the use of part of the new, replacement outbuilding (permitted development) as self-contained residential annex forming an integral part of the use of the site as a single residential planning unit. To achieve some easily accessible outside space on this sloping site, the proposals also include the addition of a verandah and raised decking to the rear (west) of the existing structure.

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
- 3.6 H/26/101707 - Alterations and additions to include single storey front extension and porch, infilling of front dormers, rear dormer extension, existing conservatory to be raised with new flat roof, small rear canopy together with fenestration changes and new external materials. - undetermined

4. NATIONAL PLANNING POLICY/GUIDANCE

- 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.”*

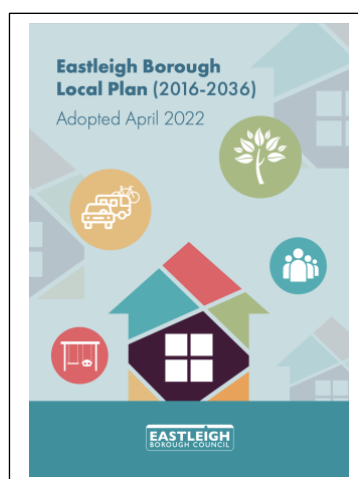
4.3 *“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*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 and 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.”*

5. LOCAL PLANNING POLICY



5.1 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.”

6. PLANNING STATEMENT

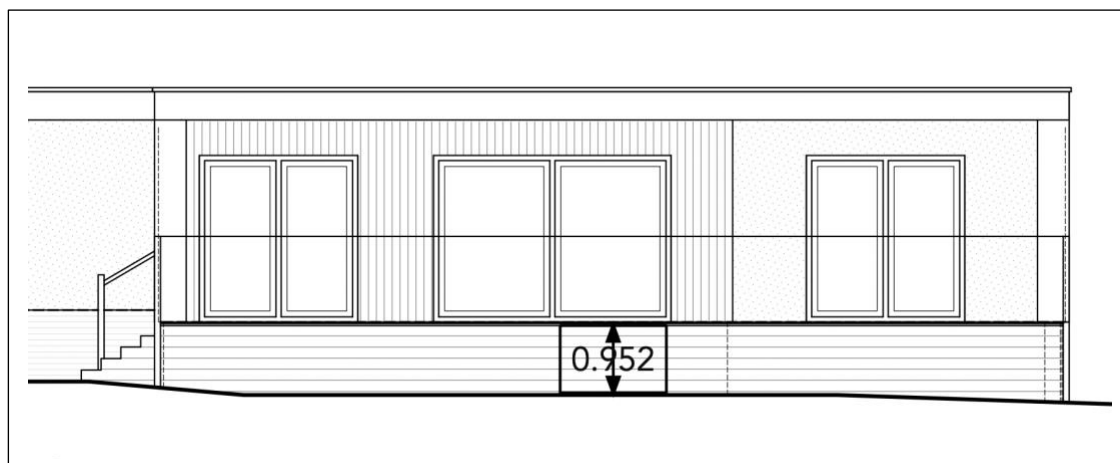
The Proposed Use

- 6.1 Under Section 55(d) of the Town and Country Planning Act 1990 (as amended) the use of a building within the curtilage of a dwellinghouse for purposes incidental to the use of the dwelling is not considered to constitute ‘development’. It is well established that the use of a building of this type for such matters as additional guest accommodation does not require planning permission unless all of the facilities rendering it ‘self-contained’ are present.
- 6.2 It is also well accepted that self-contained annexes can be acceptable in planning terms to provide accommodation for those with a relationship connection to the residents of the principal dwelling provided that the

annex building is not separated in functional or relationship terms to create a fully independent dwelling in its own right.

- 6.3 Normally, there will be evidence of both a familial connection and a demonstrative need for the additional accommodation required by the Council.
- 6.4 In this case, both of these criteria are met. The applicant's mother (who would be the occupant) is elderly and infirm, she suffers from Parkinsons. Until recently she has lived in part of the country where she was not close to any relatives, recently she had fall and was not discovered for a long time, her moving into this annex will allow her to be close to her son to support her more easily and so that she can be close to her grandchildren.
- 6.5 Should the annex no longer be required by the applicant's mother there would no intention to rent, sell or otherwise have this building inhabited by anyone else other than family members. It would otherwise have been used for the intended purpose as studio etc and ancillary space for the main house. **A planning condition in this respect would be acceptable.**
- 6.6 The garaging for the main house is already designed as an integral part of the outbuilding rendering a pre-existing and strong functional relationship to the main dwelling. This functional relationship is further established with utilities for the House and Annex to be combined as one unit.

The Proposed Verandah/Decking



- 6.7 As can be seen from the above notated plan extract there is a drop in the region of a metre from the floor level of the outbuilding to the natural ground level to the rear (west) which decreases slightly to the north. The aim of the decking is to provide an area of safe outside access for the applicant's mother without the need to negotiate steps. Where access to the garden is required, the steps are provided at the shallowest point and where the steps are visible from the main garden area of the dwelling for oversight and care.

- 7.2 The proposed addition of a verandah/balcony would benefit the occupant of the annex by providing one level external space on what is a raised elevation. There will be no adverse impact in terms of loss of privacy to neighbours and the development would not be visible.
- 7.3 Neither proposal contravenes the principal areas of concern raised under Planning Policy BU7 of the adopted Local Plan.
- 7.4 The Local Planning Authority is respectfully requested to grant permission in this case.

.