

Planning Statement

25 Mortimers Ln, Fair Oak, Eastleigh SO50 7BH

Request for Householder Variation of
Conditions (Condition 2)

July 2026

Applicants: Andy & Kate Steel

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1.0 Introduction and Background

1.1 This statement is submitted in support of a householder variation of conditions, specifically condition 2, in relation to application **F/14/75682**.

1.2 The original application, which was approved in 2015 was described as: *"First floor rear extension, conversion of existing garage, attached carport at side and detached garage at rear."* It is the applicant's wish to vary condition (2) The following works have been completed and have subsequently resulted in securing condition (1):

- First Floor Rear Extension
- Conversion of existing garage



1.3 The remaining works left to be completed as part of the original scheme are the *"attached carport and detached garage"*. This Variation of conditions application has been made as a result of some minor changes to the location of the garage, resulting in the garage being attached to the carport. Although the scheme remains the same, the applicants wish to regularise it with the Eastleigh Borough Council.

1.4 Condition 2 states *"The development hereby permitted shall be implemented in accordance with the following plans numbered: 01, 02, 03, Reason: To ensure a satisfactory visual relationship between the new development and existing."*

1.5 The carport remains similar to the existing approved drawings in size, scale, and materials used. The garage location and roof design have been altered to best reflect the applicant's use of the garage. The location, as per the plans, is now 2.5m away from the rear of the carport instead of being 5m away as shown previously. Additionally, the roof has been changed to incorporate a front-facing and rear-facing gable to allow more overhead room. The timber-framed sun tunnels in the roof are designed to let natural light into the garage to improve working conditions within the garage.

There are some key benefits we believe this design has over the previous design:

- The garage is in line with the neighbour's home rather than behind it, maintaining their sunlight and outlook.
- The garage is closer to the home, allowing less garden and green space to be removed.
- The additional parking spaces prevent on-street parking.

1.6 The proposed alteration from the previously approved roof design to a dual-gabled roof form is required to accommodate the applicant's camper van, which is fitted with a pop-up roof. The revised design will provide the necessary internal height and clearance to allow the vehicle to be securely parked, accessed and maintained within the garage.

As a result, this roof is higher in ridge height; however, it remains subservient to the main home, which follows the original application's aims to keep the garage subservient to the main two-storey home.

Additionally, the materials of the garage have been altered to use red brick, which will be similar to the main house, helping the garage match and be subservient to the home. The previous design used a mixture of red bricks and timber cladding.

1.7 The connecting roof of the carport to the garage would not be seen by the public and ultimately not change the scheme's street scene, maintaining a similar appearance to what was once approved. This bridging roof section allows larger, more modern vehicles to be parked in this location, futureproofing the parking arrangements and avoiding on-street parking.

Below are some 3D images from the street showing how the proposal will be perceived by the passing public on the footpath.





1.8 As seen in the images, drawings, and from what has been described, the proposal has many similarities and follows the original planning application with some minor amendments as stated:

- Garage location
- Garage roof design
- Connection to the carport.

For this reason, we believe the correct application to make is a variation of conditions to regularise the changes with the council.