

Appeal 6016820

Submitted on 24 September 2026.

Before you start

Local planning authority	Eastleigh
Appeal type	Householder
Decision date	24 August 2026

Prepare appeal

Was the application made in your name?	Yes, the application was made in my name
Contact details	Joe Pavitt
What is your phone number?	
What is the address of the appeal site?	27 Ashbridge Rise Chandler's Ford Hampshire SO531SA
What is the area of the appeal site?	450
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	H/26/101659
Enter the description of development that you submitted in your application	First floor extension over the existing ground floor garage.
Did the local planning authority change the description of development?	No

Summarise why you are appealing	This appeal challenges the refusal regarding roof design, mass, and scale. In application H/26/100760, the Council explicitly rejected a gable end design, stating a "two-storey side gable end sitting close to the boundary" would
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appear “harsh against the neighbouring boundary”. We amended the design to reduce bulk and protect amenity—a revision supported in writing by the affected neighbour at 10 Vanburgh Way, who raised no objections to either proposal.

The officer quotes Quality Places SPD Section 6.6.1, yet this policy restricts roof shape departures conditionally for “semi-detached homes or streets with uniform roofs”. As a detached property in a locality defined by varied gables, hips, dormers, and staggered orientations, no uniform roofscape exists. Applying a restriction intended for uniform streetscapes to this varied context is misplaced.

Furthermore, the officer asserts the extension is “overly large and bulky”, but with a front setback and lowered ridge line, the 44m² extension is demonstrably subordinate in scale to the host dwelling. Nearby full first-floor garage extensions are routinely larger:

14 Ashbridge Rise (64m²)
7 and 4 Kelmscott Gardens (63m²)
30 Ashbridge Rise (50m²)
6 Avebury Gardens (52m²)
6 Ashbridge Rise (50m²)
26 Ashbridge Rise (48m²)
4 Chillington Gardens (47m²)
5 Vanburgh Way (44m²)
2 Avebury Gardens (44m²)

Our proposal sits well within the street and does not disrupt any rhythm or uniformity. It is subservient to the host dwelling to ensure the visual balance is maintained and optimises an existing built footprint while preserving plot amenity space.

Have there been any significant changes that would affect the application?

There have been no significant changes

Are there other appeals linked to your development?

No

Upload documents

Application form

[Application Form Redacted.pdf](#)
(/document/a2c82225-1401-4b45-a983-67ceef915d37)

Decision letter

[H 26 101659 PL Final Decision.pdf](#)
(/document/48016867-2d59-4158-ae90-8f0c49e8020e)

Do you want to apply for an award of appeal costs?	No
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