

Planning Statement: Addendum

Site Address: 27 Ashbridge Rise, Chandler's Ford, Eastleigh, SO53 1SA

Proposal: First floor side extension over existing garage

Applicant: Joe Pavitt

Date: 25th June, 2026

Introduction

This Planning Statement has been prepared in support of a revised planning application submitted to Eastleigh Borough Council for the proposed development at 27 Ashbridge Rise, Chandlers Ford, SO53 1SA.

This application follows a previous submission (Reference: H/26/100760), which was refused planning permission on 13th April, 2026, for the following summarized reasons:

- **Reason 1 (Design and Character):** The proposed first-floor side extension was considered excessively bulky in its height, width, and depth. It was deemed not to be subservient or sympathetic to the host dwelling.
- **Reason 2 (Residential Amenity / Overlooking):** The position, orientation, and proximity of the proposed first-floor rear window were found to cause an excessive degree of perceived overlooking toward No.10 Vanburgh Way, harming their residential amenity and garden enjoyment contrary to Policy DM1 and the 'Quality Places' SPD.

Summary of Revisions

Reason 1

To address the concern over the bulk and lack of subservience, the new design has two major improvements:

- The extension has been set back from the front wall of the existing dwelling, and has been given a lower roof height to show a clear distinction between the extension and existing property.
- The roofline has been modified to a hip-end to reduce the bulk of the roof, as well as reduce the height of the end brick wall by $\frac{1}{3}$, the height and bulk of which was a concern raised directly in the delegated officer's report.

Reason 2

We have consolidated the rear window layout from two separate two-light windows down to a single three-light window, which is now centrally located on the rear wall, reducing the overlooking of the neighbouring property. This is supported with an updated site plan, and support letter from our neighbour at 10 Vanburgh Way who have stressed that they have no concerns with this arrangement.