

Design & Planning Statement

Householder planning application

35 Sea View Estate

Netley Abbey

SO23 5BQ

16/04/2024

Wyatt Design and Build

07802218751

Context

Sea View estate was constructed in the 30's. It is comprised of a mixture of detached and semi detached dwellings of limited design value. Over the past two decades development has taken place both to enlarge and improve the existing dwellings and also to construct new dwellings as infill.

A particular feature of the subject site is that it is at the cul de sac end of the western limbs of the estate and benefits from a generous site that significantly widens to the North West. This feature provides an opportunity to develop the property into the garden with a significantly reduced overlook either to or from the neighbouring dwelling to the west. The site is of some 460msq with the footprint of the existing dwelling occupying approx. 57msq. The existing total habitable accommodation is of some 103.42 msq. The new habitable accommodation is of some 97.5 msq. Although the proposal is of significant area it has been designed to minimize the possible impact on the immediate neighbours. Eaves height on the eastern boundary have been kept below 2400mm rising to 3980mm at the ridge. The crossing roof above the living space has a ridge height of 4560mm and is well back from the eastern boundary. The western elevation is designed to present a stepped façade, at its closest it is over 6 meters from the western boundary with the majority at more than 10 meters away. It should be noted that the dwelling to the east has a substantial garage within three meters of the boundary and a substantial storage shed up against the shared boundary. Neighbours to east and west have been consulted and fully support the proposal. It should be noted that a previous granted application (F/20/87942) allowed alterations to the house and a garden studio which would have provided an additional 142msq of habitable accommodation of which 104msq was at ground floor level.

The proposal

The owners of No 35 – Viv and Mark Prudden - have lived in Seaview estate for many years and have benefitted from the strong local community and a network of friends built up over those years. This is important to note as Viv Prudden now lives with Parkinson's disease and although managing to limit it's progression she will suffer its impact more and more as time passes.

Viv and Mark now wish to remodel No 35 both to bring it up to contemporary standards of efficiency and lifestyle and also to make it a home that will accommodate Viv's progressing medical needs.

The proposal is to construct a substantial ground floor extension which will provide good quality single level living. The first floor of the existing house will be improved to make carers accommodation. The existing storage/garage building in the garden will be demolished and replaced with integrated unit being constructed between the house and its western boundary.

The architectural design has been conceived to form a strong relationship between the internal spaces and distinct external private spaces. Materials and finishes will be of a high standard – natural slate roofing, thermally treated larch and high performance render will be used for walls and roofing with an excellent core structure that will far surpass current and future thermal requirements. The ambition will be to provide a net zero dwelling.

Pre application process

Our initial pre application enquiry was made in May 2023.

As noted above we have consulted neighbours to East and West – both understand the proposal and are supportive of the scheme.

We have also engaged with Eastleigh LPA and have had good deal of communication with Ms Dorothy Hei-Tung-Hoh. The initial advice given – received 18th July - is attached to this application, in summary the principle of development was accepted but there was concern over the size and form of the proposals.

After consideration we consulted on site with both parish and local council planning councilors, Cllr Ms Maureen Queen and Cllr Tonia Craig. They both kindly attended site which enabled the proposal to be explained and understood in context. They both took the view that it was an unusually large proposal but agreed that in the particular context of the site it would be acceptable.

In late January this year both Ms Dorothy Hei-Tung-Hoh and Mr Nicholas Parker visited site, Mr Parker's view was that although the proposal was unusually large it would "not cause any planning harm" he appreciated the design value and stated that the scheme was generally acceptable. Both officers raised concern regarding the West extension that was proposed to be constructed right on the boundary line. This has now been altered to provide an 0.8m passageway between the boundary and the proposal.

ENDS