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Thursday, 18 April 2024
P017

43 Satchell Planning Statement

The planning application at 43 Satchell Lane consists of the following proposed changes:

Hip to Gable Loft Conversion

The hip to gable loft conversion is within the limitations of permitted development under Class B and for the rooflights under Class C of the General Permitted Development Order 2015.

The hip to gable extension does not increase the loft volume by more than 50m³ and the works do not raise the ridge of the property or change the plane of the front and rear existing roof planes.

The Velux rooflights do not extend more than 15cm from the roof plane. The Velux Juliette Balcony Rooflight does not create a raised platform external to the building.

It is the subject of a concurrent Lawful Development Certificate.



Single Storey Rear and Side Extension

The rear extension extends 6m to the rear of the property with a flat roof and parapet. It is situated to the north of the adjacent neighbour at 41 Satchell Lane and will therefore create no overshadowing of their amenity space. By virtue of its single storey nature, it will not create an unacceptable overbearing.

The side extension is angled to follow the tapering boundary and ensure that the property remains detached from its neighbour 45 Satchell Lane with side access retained to the rear garden. There is no impact of the single storey side and rear extension on the property 45 Satchell Lane because of its own existing single storey rear extension to a similar depth.



The side extension will be visible from the street but is proportionate and will not create an unacceptable impact as the existing property is well set back in its plot, is single storey and recessed back from the principal elevation to ensure it remains subservient.

Change in Facing Material to External Walls

The existing brick base and pebble dash is proposed to be replaced with a painted white render to improve the aesthetics of the property. The extension will match the proposed revised materials. The attached pair of properties (no. 41 and no. 43) are already differing in painted external materials.

Summary

The proposals are a positive alteration to the existing building making efficient use of space.

The proposed works are either in line with the scope of permissible development or broadly in line with the property's permitted development rights and pose no greater impact on the street scene or adjacent neighbours than what is permissible without planning permission.

Therefore, we request the proposed alterations are granted planning permission.

Kind regards,

Mike Worthington RIBA

