

13 SATCHELL LANE - PLANNING STATEMENT

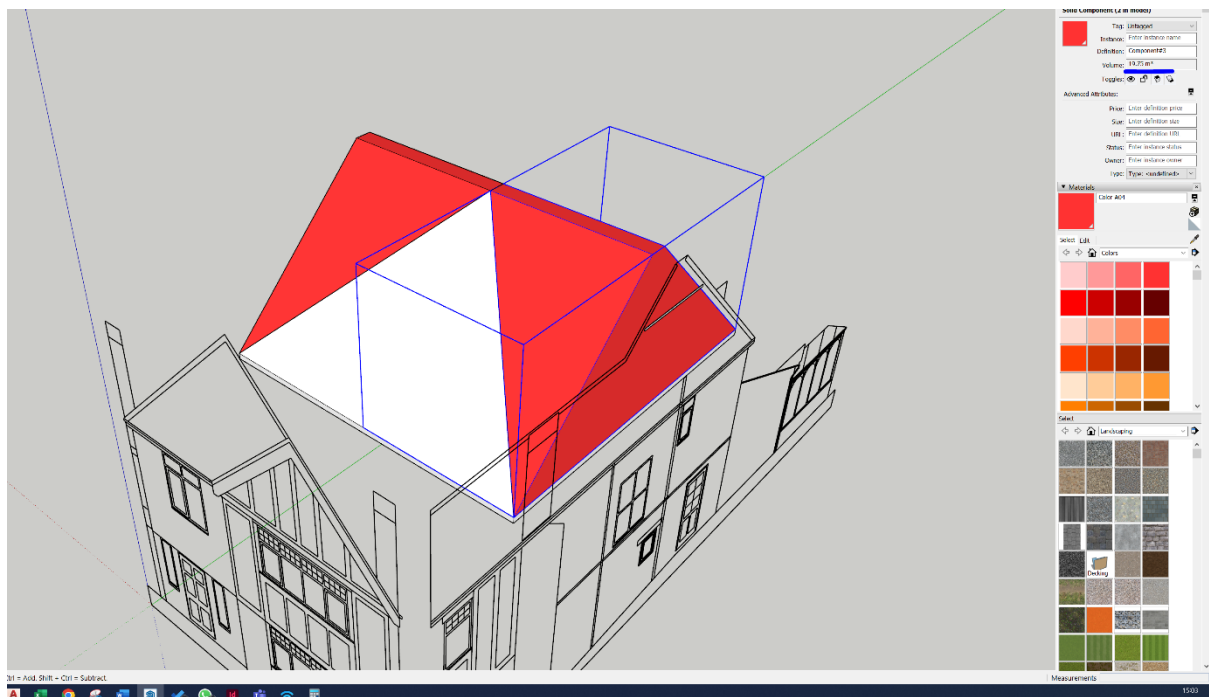
This statement accompanies the revised planning application made to the Eastleigh Borough Council (LPA) on behalf of Mr. & Mrs. Simpson (Client/applicant).

There have been several applications at the site by the applicant. The most recent was refused by the planning committee despite the support of the case officer. The inspector allowed this appeal and removed some of the conditions the LPA were imposing such as the CEMP.

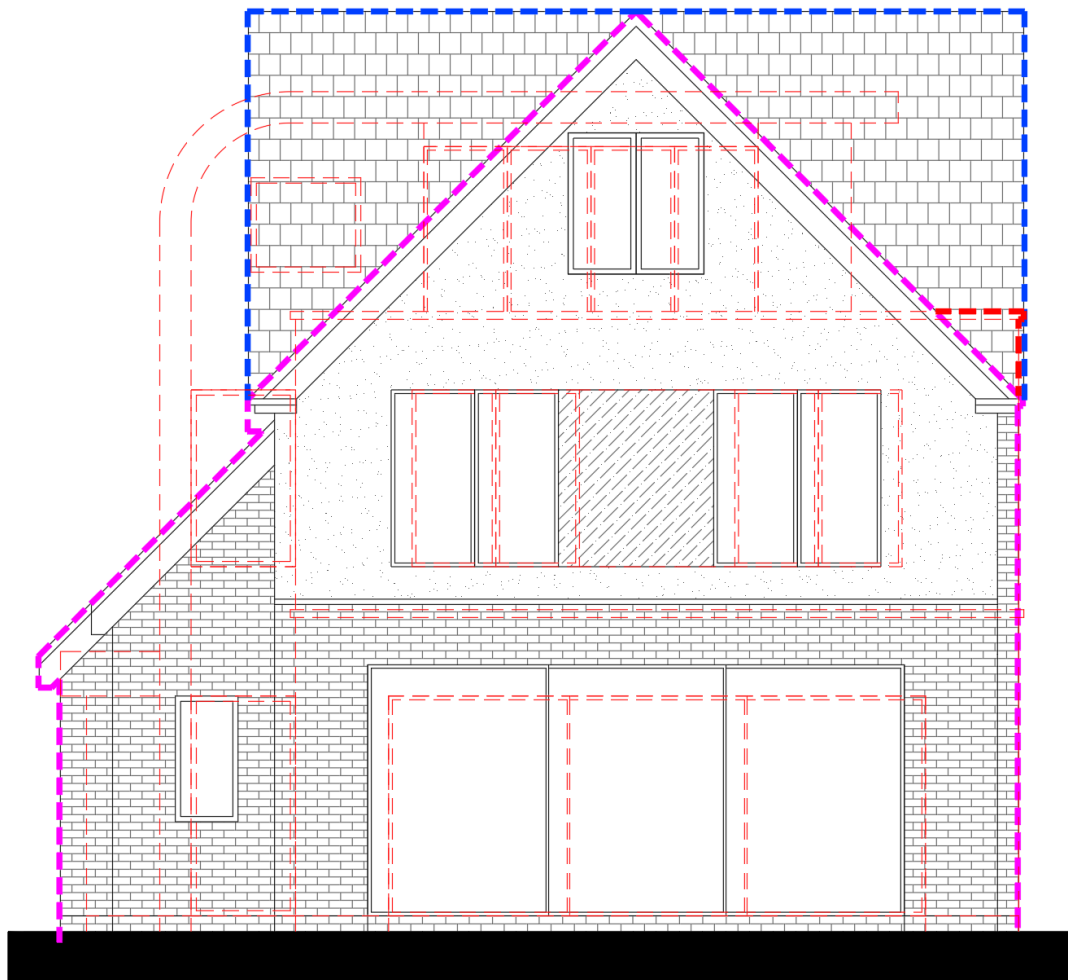
This application is similar to the approved with the only real change being the design of the roof. The previous application was submitted outside of the window for bat surveys and therefore did not touch the existing roof structure. Since that approval the client has undertaken the bat surveys requested and as such the proposals now incorporate changes to the roof structure.

These changes include creating two hip to gable roof extensions on either side elevation, along with adding a new gable to the rear 2 storey extension. The front gable bay will also be vaulted with glass into the apex to provide additional light into the first floor.

The two hip to gable extensions would fall within the remit of the clients permitted development rights and as such they technically do not require planning. Each hip to gable would add only 19.75m^3 and therefore a total of 39.5m^3 would be added to the original dwelling. Permitted development allows for up to 50m^3 . The 3D model below shows the volume added for each roof addition.



The new pitched roof over the rear would not have any detrimental impact on the immediate neighbours. Specifically, no. 11. A previous proposal for an Art Deco style property with higher parapet walls on the rear extension was considered at appeal by the inspector. Although this appeal was overall dismissed, they did conclude that the rear massing had no material harm to the adjacent neighbour. The current proposals would have a lesser impact with lower eaves compared to the art deco appeal. The image below shows the art deco overlaid with the area that will be reduced outlines in solid red. The pitched roof slopes away from the boundary combined with the fact that the application site is sited to the north of no.11 and therefore does not create any overshadowing.



The applicant has already obtained a Bat survey which shows no evidence of bats present and therefore no mitigation required, however they do intend to install an integrated bird box into the new gable side elevations. Similar to the one below.

