



jjp planning

Joanna Azavedo-Parker
Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
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Hampshire
SO50 9YN

23 December 2024

Dear Ms Azavedo-Parker

RE: HOUSEHOLDER PLANNING APPLICATION FOR THE ERECTION OF A RESIDENTIAL ANNEXE AT 19 HOBBS LANE, HEDGE END, SOUTHAMPTON, SO30 0GG

We act on behalf of Mrs Ellis Collins and have been instructed to submit a householder planning application for a new residential annexe. This application follows refusal notice H/24/97404 dated 15th August 2024 and pre-application advice received from Eastleigh Borough Council.

PLANNING STATEMENT

Background

The LPA's concerns with the previous proposals revolved around the impact on the streetscene as viewed from Whitebeam Road. In response to this, the applicant has decided to adopt a different design approach to meet their accommodation requirements going forward.

The applicant's objective is to provide ground floor accommodation for her parents to support them in their advancing years. The proposal is for a "Granny Annexe" that will allow a degree of independence whilst still sharing the amenity space, car parking, reception facilities, and full bathing facilities of the main house.

Details of the proposed development

The revised proposal seeks to erect a separate single storey building at the bottom of the garden rather than an extension to the dwelling. The building would broadly mirror the width of the

adjacent residential properties (no.s 2-12 Whitebeam Road) and the form and footprint of the detached residential garage situated to the rear of no. 21 Hobb Lane. The proposed building would measure 6m x 10m and would have a GEA of 60 sq.m. The building would feature a hipped roof with a maximum ridge height of 4.0m and would measure no higher than 2.5m to eaves. Access would be provided on the northern elevation, with bifold doors facing the garden to the west. The internal layout shows the provision of a separate bedroom, shower room and a combined kitchen/lounge/diner.

Planning Justification

It is considered that the perceived impact of the previous proposal(s) was exacerbated by the unbroken length of the extension when adjoined to the house.

As such, building a completely separate structure entirely divorced from the house would avoid the perception of bulk/massing when viewed from Whitebeam Road. Under the proposal the current dwelling/garage would remain unchanged with a usable area of garden behind it. The proposed building would present only a 6m frontage facing Whitebeam Road (from behind the existing fence). In this location the building would be seen in the context of the immediately adjacent dwelling and the garage at no. 21 (which this building would effectively replicate). The pattern of development when viewed from Whitebeam Road would be retained with a greater degree openness / permeability when entering Whitebeam Road. The proposed low roof height (4.0m to ridge) and hipped roof form would minimise the potential for loss of light / overshadowing, allowing a greater proportion of evening light to reach the back garden of no. 21. It appears that the single first floor window on the side elevation of no. 2 Whitebeam Road serves a bathroom, as it is obscure glazed. Whilst the ridge of the proposed building would be a little higher than the bottom of that window, it would be located 5-6m away from it and would not cover the full height of the window. The proposal would have little impact on the levels of natural light reaching the bathroom.

Given the above, it is considered that the revised proposals would address the LPA's previous concerns whilst also meeting the applicant's objectives. The revised proposal is considered to accord with the provisions of Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Quality Places SPD.

Material Considerations

The property does not fall within an area affected by an Article 4 direction and does not suffer from any restrictive planning conditions concerning the removal of Permitted Development Rights. Accordingly, it is considered that the building proposed could be erected under the provisions Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended).

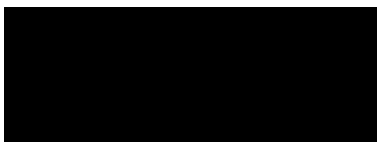
Whilst it is accepted that it is not possible to create a residential annexe under Permitted Development, it is possible to create a domestic outbuilding and, when complete, convert it to an Annexe without the need for planning permission. The conversion of a domestic outbuilding to ancillary accommodation does not constitute development.

As such, an Annexe like the one detailed on the attached plans could potentially be created in two stages without the need for planning permission. Whilst our client reserves the right to do this, it is their preference to seek express planning permission for the development as it 'neater' and potentially less costly. Our client is also keen on maintaining an open and honest dialogue with the Council.

The fact that the building could be constructed under permitted development should be viewed as a very significant material consideration in the determination of this planning application.

We look forward to meeting with you on site to discuss this application.

Yours faithfully



Justin Packman

MPlan (Hons) MRTPI

Town Planning Consultant