

# **PORTER ROBSON**

---

## **A R C H I T E C T U R E**

### **Planning Supporting Statement**

31 Maddoxford Lane, Botley, Southampton SO32 2DG

This statement has been prepared by PORTER ROBSON to accompany the  
Householder Planning Application being submitted to Eastleigh Borough Council

## Contents

|                                                        |    |
|--------------------------------------------------------|----|
| Contents.....                                          | 2  |
| 1.0 Introduction.....                                  | 3  |
| 2.0 Planning History .....                             | 7  |
| 3.0 Access and Parking .....                           | 7  |
| 4.0 The Proposal.....                                  | 8  |
| a. Initial Design and Pre-Application Submission ..... | 8  |
| b. The Proposal.....                                   | 9  |
| 5.0 Materials .....                                    | 12 |
| 6.0 Services.....                                      | 13 |
| 7.0 Drainage .....                                     | 13 |
| 8.0 Sustainability .....                               | 13 |
| 9.0 Flood Risk.....                                    | 14 |
| 10.0 Ecology and Trees.....                            | 14 |
| 11.0 Conclusion.....                                   | 14 |

## **1.0 Introduction**

The existing dwelling is a three-bedroom detached bungalow on a considerable plot with separation to both neighbouring boundaries. It is located towards the eastern end of Maddoxford Lane with residential dwellings to all the immediate boundaries, and the new Boorley Green settlement extension to the north. The dwellings to the East are two storey and the dwelling to the West single storey albeit on a much-elevated position resulting in the existing dwelling being lower than both. The dwelling has no architectural merit individually or as part of the wider street scene.

The site is typically sloping with a cross fall. It falls from the rear to the front following the gradient of Maddoxford Lane.

The existing dwelling is constructed from a terracotta brick and concrete tile. It has previously been extended at the rear to form a utility room with an unsympathetic flat roof.

The dwelling is a good state of repair with no noticeable defects.



Site Location – Google Maps



Existing Dwelling – Front Elevation



Existing Dwelling – Rear Elevation



Relationship with 29 Maddoxford Lane



Relationship with 33 Maddoxford Lane



Relationship with 33 Maddoxford Lane



The existing dwelling is unsighted from Maddoxford Lane (East)

## **2.0 Planning History**

The wider area surrounding the property has been through a considerable change in terms of planning and now forms part of a much larger community.

Relevant Planning

Z/28594/000/00 Single Storey Rear Extension

Approved

Decision 09/01/1986

H/20/88596

17 MADDOXFORD LANE, BOTLEY, SOUTHAMPTON, SO32 2DG

Conversion of roof to living accommodation with hip to gable extensions, 3no. rear dormer windows and single storey, front, side and rear extensions.

Permitted 22/10/2020

This application extended the existing dwelling, to the side and rear whilst changing the roof to gable ends and introducing new accommodation in the roof.



17 Maddoxford Lane – Completed

There are historic planning applications on the adjacent dwellings and those in the street that have been permitted considerable extensions but some information for the associated applications is unavailable on the Eastleigh Borough Council Portal.

## **3.0 Access and Parking**

The dwelling benefits from pedestrian and vehicular access directly from Maddoxford Lane. Whilst the proposal will look to widen the access to reflect the drop kerb width, the parking and general access is unaffected by the proposal.

## 4.0 The Proposal

### a. Initial Design and Pre-Application Submission

The scheme has been presented to the local authority utilising the pre-application process, as recommended by the planning office on similar proposals previously in October 2024 with a response in November 2024.

The original proposal was to demolish the existing garage and add an additional storey to the existing bungalow to form a master suite, a further three bedrooms and a family bathroom. On the ground floor the existing lounge was maintained, a new home office was formed and the remaining space re-purposed into new living spaces. The single storey extension would project beyond the two-storey element with a green roof to create new family, kitchen, living space. The footprint of the garage will be replaced with an integrated home gym and entertaining space set off the neighbouring boundary to maintain full access on both sides of the dwelling. The spaces will be wrapped around a landscaped garden secluded by new hedgerow planting to the boundaries. The design proposed a distinctive elevational treatment with minimal detailing and white render orientating gables towards the road, introducing accommodation at first level and a vast improvement in the living and circulation space on the ground floor.



Pre-Application Elevations and Street Scene

The general consensus was the scale of the first floor proposal was considered excessive and therefore needed “scaled down”. The single storey elements were supportable. The material palette was not addressed in particular however they are not unusual in the immediate residential setting.

The response also highlighted the Character Appraisal for Maddoxford Lane which identifies the area as a “Inter-war to 1960s linear development on the eastern edge of Boorley Green”. Furthermore, the guidance notes the following criteria;

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Maddoxford Lane.
- Maintain the importance of the views along Maddoxford Way to the fields to the south.
- Maintain the predominant plot widths.

- Retain and extend the continuity in building line on Oatlands Road.
- Maintain a uniformity in building heights within each street.

### **b. The Proposal**

The revised proposal has been developed to respect the topography of the site and road, working with the existing dwelling and the adjacent dwellings. The proposal has been reduced in mass, the ground floor and first floor levels have been lowered thus reducing the overall height of the dwelling considerably. The dwelling, no.31 represents a transitional property from the single storey dwellings to the West and the two storey dwellings to the East. The adjacent dwellings and wider development of the area demonstrates that a two-storey dwellings can be accommodated in the street scene at a similar level and street position. The dwelling benefits from permitted development which provides a fallback position within Class AA, to add an additional storey on the existing footprint potentially delivering the same street scene volume but in a less architecturally refined offering.

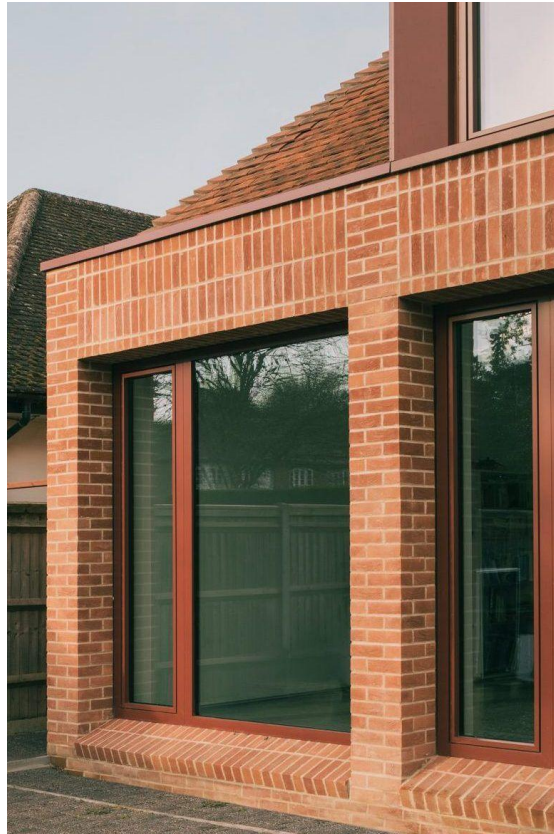
The proposal has retained the stepped ridge level to respect that difference in height between the adjacent dwellings, maintaining the transition from single to two-storey. The proposal has been brought forward on the plot to align with the dwellings on both sides which looks to address concerns over the projection of the two storey rear element lessening the comments raised on the relationship with neighbouring dwellings.

The proposal continues to be arranged as a two-storey principal mass which has been lowered when compared to the existing street levels. The proposal maintains separation to the boundaries, improving the relationship with 33 by moving the garage mass away from the boundary. The proposed two storey element projects less than the rear projection of 29, respecting this built line, with the single storey element, cloaked in with a green roof projecting carefully beyond maintaining the privacy of the occupants and neighbours.

The dwelling would be constructed with hidden gutter detailing, a thin verge with a soffit and fascia-less detailing. The proposal would look to simple, effective detailing to enhance the chosen materials and design.



Green Roof Example – Rear Extension



Brick Detailing Example – Rear Extension

Turning to the character appraisal whilst still a document that is utilised by the planning office, the scale of development around Maddoxford Lane has somewhat dampened the guidance's objectives which were set in 2009. With the extension of the settlement to the north, on the old golf course, and the supplementary development in Fieldmore Crescent along with the wider development to the rear of the Peartree Inn, it must be accepted that the guidance is out of date and lacks merit when compared to its primary objectives.

Addressing the items in order, the "Maintain the predominant orientation of ridgelines in existing development relative to the slope on Maddoxford Lane". The proposal submitted has been revised to lower the ridge from the previously proposed levels, this has aligned it with the adjacent dwellings. The turning of the ridge on the plot is a detail widely seen along Maddoxford Lane as demonstrated below;



Gable Details along Maddoxford Lane viewed towards the South East

“Maintain the importance of the views along Maddoxford Way to the fields to the south”; it is noted in the pre-application this is changed to Maddoxford Lane, nevertheless the development to the South East has diminished this objective with considerable built environment over public open space, which has replaced the all the previous fields.



Views to the South from the end of the previous extents of Maddoxford Lane with the new Playing Fields and New Housing Development behind

“Maintain the predominant plot widths”; the development maintains the existing plot with and overall width of the dwelling thus complies with this objective.

“Retain and extend the continuity in building line on Oatlands Road” is not relevant to the proposal.

“Maintain a uniformity in building heights within each street”; the revised proposal has addressed the previous concerns raised by the roof height, considerably reducing the height to align with the neighbouring dwellings.



View from the South – The Proposed Dwelling would be behind existing Dwellings

## 5.0 Materials

The proposal looks to use a limited palette of materials to reinforce the details.

| Item                 | Existing Material        | Proposed Material                                                                                                                                        |
|----------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Windows              | White uPVC               | Matt Dark Grey Aluminium                                                                                                                                 |
| Doors                | White uPVC               | Matt Dark Grey Aluminium Frame with a Composite Feature Door. Aluminium doors to the rear.                                                               |
| Soffits and Facias   | White uPVC               | No Soffit and Facias on the proposal.                                                                                                                    |
| Walls                | Terracotta Brickwork     | Existing dwelling and new two storey element will be rendered in white with the single storey extension constructed in brickwork with feature detailing. |
| Roof                 | Concrete Tiles           | Natural Slate with integrated solar panels.                                                                                                              |
| External Landscaping | Concrete Slabs and Grass | Grey Sandstone and wider rendered walls, with wider soft landscaping to suit the scheme.                                                                 |

The proposal is not in a conservation area and the buildings of the local context of the proposal utilise a variety of materials, finishes and architectural features. During the design process the following architectural features and materials are considered to be the most commonly used:

Features

- Pitched roofs with hips and gables fronting roads
- Verge roof detailing
- Soldier brickwork detailing
- Some dormers and rooflights

Materials

- Buff and red bricks
- Render
- Slate and concrete tiled roofs

The proposal seeks to incorporate the identified architectural features and materials into the design capturing the essence of the street scene and demonstrates these design principles in a modern style of architecture that adds value to the local area and the neighbouring properties.

## **6.0 Services**

The dwelling is already provided with all required services to satisfy the extension and refurbishment of the dwelling. The completed dwelling would have a lower demand on services than the existing through enhanced energy and water saving measures.

## **7.0 Drainage**

The existing dwelling is serviced by foul drainage with the storm either discharged to the ground or via a presumed soakaway system. The completed proposal will discharge the storm to new soakaways to building controls satisfaction.

## **8.0 Sustainability**

The proposed design seeks to be as environmentally sustainable as possible and has been designed to support the Local Authorities environmental design policies for reduced energy use and to take action in support of the climate emergency.

The proposed design incorporates a number of passive design strategies to reduce the amount of operational energy used by the renovated building.

The design promotes improved building element u-value's to reduce heat loss from the building thus reducing the heat load and therefore the size of the plant required to heat and cool the building. The simple form enables effective detailing of junctions and corners to minimise cold bridging of the fabric.

The majority of the spaces of the building are organised to provide cross ventilation to mitigate the probability of overheating in the peak summer months. It is currently proposed that an MVHR system will be incorporated to improve air quality and to improve building energy consumption.

Windows and rooflights are provided around the property promoting natural light to enter all areas of the proposed layout.

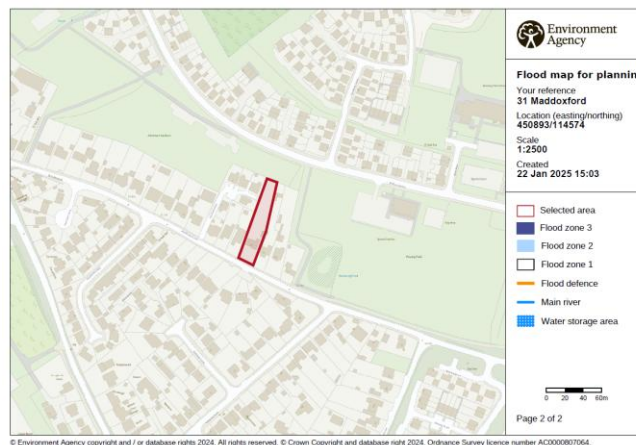
Energy conservation is at the heart of the design, the orientation and layout maximises natural light whilst preventing overheating. Enhanced building control systems will be installed to carefully manage the internal conditions. The systems will include accurate temperature control and space monitoring sensors to deliver comfortable ambient conditions whilst considerably reducing energy consumption.

The proposal offers provision for a considerable amount of integrated solar panels. This approach allows the proposal to generate a substantial amount of electricity on site, especially during the summer. The proposal can potentially provide a reasonable amount of electrical energy throughout the winter months. Energy storage solutions will be explored to further enhance the potential of the system, otherwise the system will return surplus energy to the National Grid.

Water efficient appliances, fixtures and fittings will further reduce energy consumption by reducing the water consumed.

## 9.0 Flood Risk

The existing dwelling is located in Flood Zone 1 so additional flood preventive measures are required.



## 10.0 Ecology and Trees

The site currently has no ecological merit as it is within the existing dwelling footprint and immediate hard standings or the amenity grass to the rear. The dwelling is currently in a good state of repair with no lifted tiles, complete soffit and fascias and fully 'mucked in' verges. It poses no obvious signs of ingress for protected species.

There are trees to the rear of the site, however they are well outside the area required to constructed the proposed extensions.

## 11.0 Conclusion

The proposed extensions are a modest addition to an existing bungalow providing for the immediate and future needs of the client. They have been scaled back from the original proposal submitted for pre-application advice, taking on board and actioning the comments received. It creates a 'lifetime home' for the client, providing enjoyment and longevity for the

future in a carefully considered proposal that respects the context of the site within the boundaries but also of the wider street scene. The proposal would bring welcome investment to the street, future proofing the existing housing stock, providing a competitive upgrade when compared to the new dwellings being erected in the vicinity. The proposal promotes the development of older properties which in turn has a positive local economic impact which with no doubt will encourage the refurbishment of more dwellings in the street with a 'ripple effect'