

Town and Country Planning Act 1990

Written Representations:

Appellants Statement of Case for 14 Thorold Road, Chandlers Ford, SO53 5BT

Appellant: Mr & Mrs Hendrick

Local Planning Authority: Eastleigh Borough Council

February 2025

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Appendices [As separate attachments]

Appendix 1 – Site Location Plan

Appendix 2 – Decision Notice

Appendix 3 – Officer's Delegated Decision Report

1.0 Introduction

- 1.1 This appeal statement is made pursuant to Section 78 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and is made on behalf of the appellants Mr & Mrs Hendrick against the decision of Eastleigh Borough Council Local Planning Authority (LPA) to refuse planning permission for application H/24/98362 in relation to the construction of a two storey side extension and raising of ridge to form habitable accommodation with dormers within roof space (Resubmission of H/24/97714) at 14 Thorold Road, Chandlers Road SO53 5BT.

2.0 The appeal site and surrounding area

- 2.1 The appeal sit is located in the heart of a residential area. The area comprises a mix of residential properties ranging from bungalows, extended chalet style houses, and two storey houses.
- 2.2 The below image (image 1) and cross-referenced photos illustrates the amount of variation in the street scene immediately surrounding the appeal site.

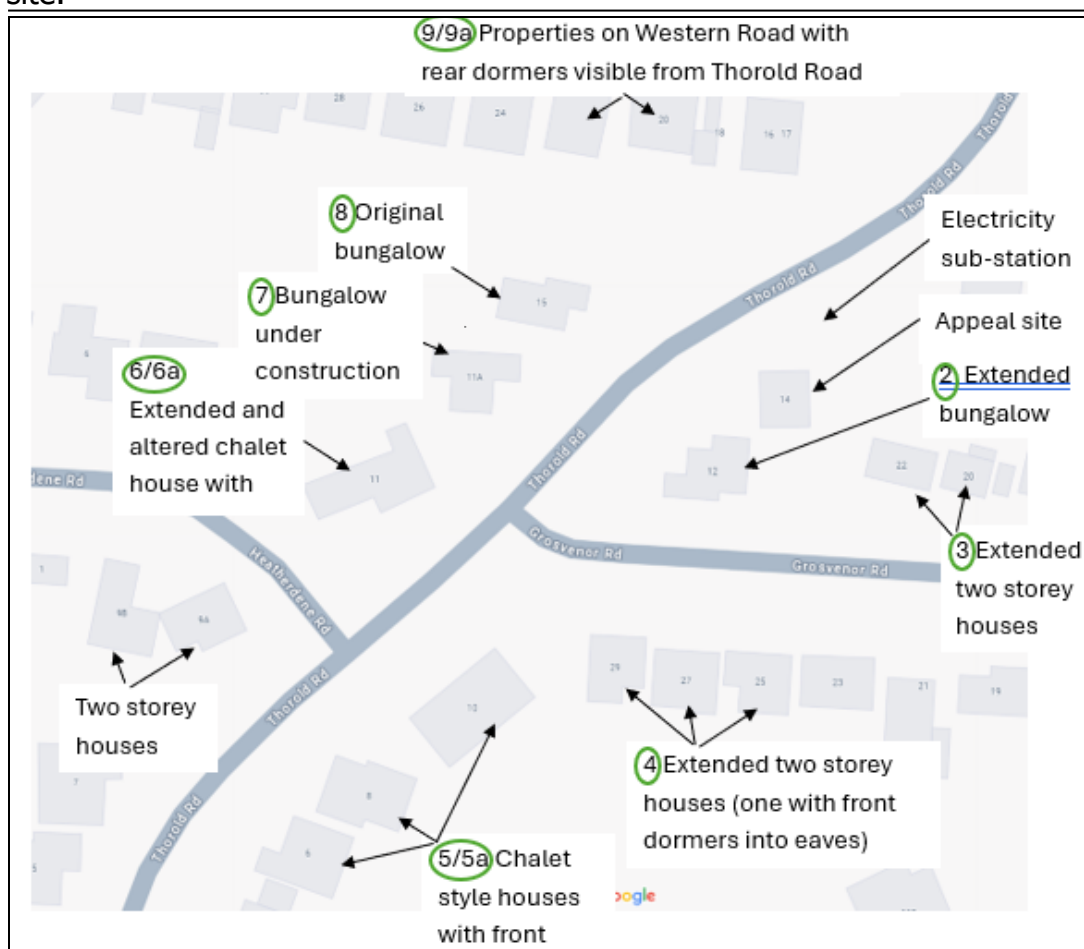


Image 1 – surrounding Context

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Image 2: No 12 Thorold Road



Image 3: Two storey houses to the rear at 20/22 Grosvenor Road



Image 4: two storey housing at (27/29 Grosvenor Road



Image 5/5a: Chalet style and dormer windows at 6-10 Thorold Road



Image 6/6a: 1.5 storey/chalet house at 11 Grosvenor Road



Image 7: 11a Thorold Road



Image 8: No 15 Thorold Road

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Image 9/9a: Rear of properties at 20/20 Western Road

- 2.3 The appeal site is located on the eastern side of Thorold Road and consists of a large plot containing a comparatively small, and largely undeveloped red brick bungalow with a projecting white rendered and wood clad front gable under a tiled roof.



Images 10-13: the appeal site

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2.4 The appeal property is wrapped by a laid to lawn garden and is bound to the front (west) and side (south) by low level hedging. The north is bound by denser and higher hedging that provides screening between it and the neighbouring sub-

2.5

2.6 station. The rear garden is private and contains a mature tree.

2.7 Internally the appeal property consists of a lounge, kitchen that utilises a small extension as a utility, a small bathroom and 3 modest bedrooms.

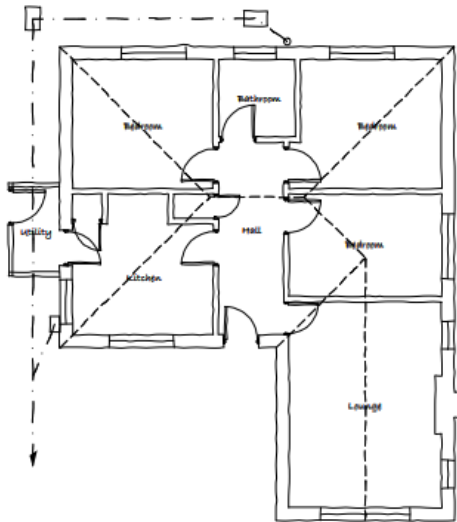


Image 14: Existing internal layout

3.0 The proposed development

3.1 The appealed scheme comprises several elements:

- Single storey front and side extensions with eaves that align with the existing bungalow
- Raising of the original roof by 225mm (existing bungalow height 5.31m and the proposal will increase this to 5.53m in total)
- New roof containing flat roof dormers that face front, side, and rear and a 1.5 storey cropped gable to the rear

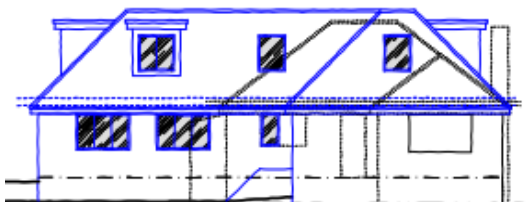


Image 15: Proposed front elevation

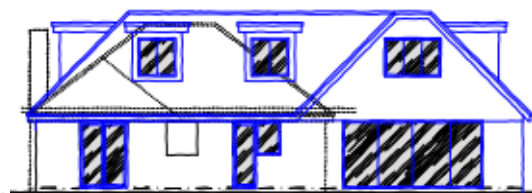


Image 16: Proposed rear elevation

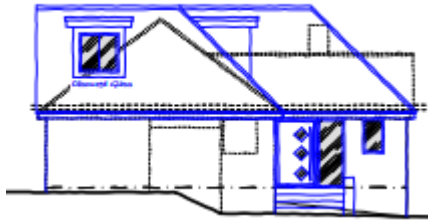


Image 17: Proposed side elevation

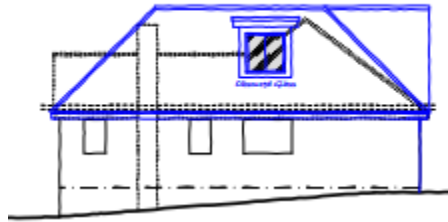


Image 18: Proposed side elevation

- 3.2 The proposal will reconfigure the existing ground floor accommodation to create a new entrance hallway that leads to an open plan kitchen/family area, a utility room, lounge, dining room, study, and bathroom. On the first floor a new internal hallway will be created that will lead to 3 no first floor bedrooms, two served by ensuites, and a family bathroom.

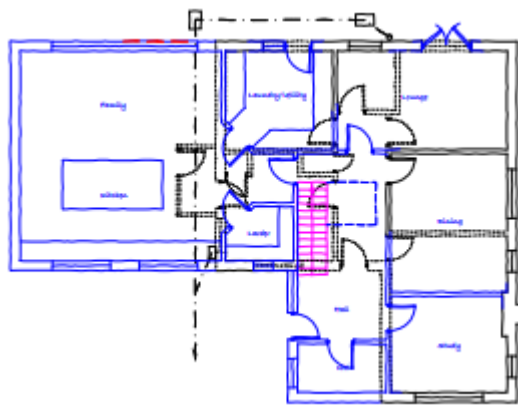


Image 19: Proposed ground floor plan

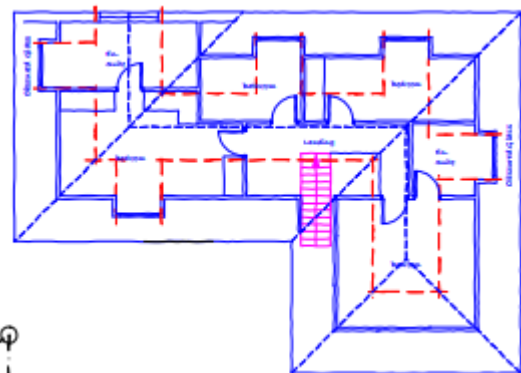


Image 20: Proposed first floor plan

4.0 Reason for Refusal

- 4.1 The LPA in their refusal notice dated 9th December 2024 (see Appendix 2) have sited the following reason for refusal:

The proposed alterations and extensions, by reason of their mass and scale, would increase the height and elongate the building, thereby failing to respect the established character of the modest bungalows in this section of Thorold Road. The prominent location of the property exaggerates the visual impact, resulting in harm to the street scene and the character of the area. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas – Kingsway) (2008), and the contents of the National Planning Policy Framework (2023)

5.0 Statement of Case

- 5.1 Before going into the detail of the appellants case it should be noted that national guidance advises that an application description should not be altered from the application form without discussion with the applicant or their agent.

Changes to the description of development

Can a local planning authority amend the description of development?

Before [publicising and consulting on an application](#), the local planning authority should be satisfied that the description of development provided by the applicant is accurate. The local planning authority should not amend the description of development without first discussing any revised wording with the applicant or their agent. Checking the accuracy of the description of development should not delay validation of an application.

Paragraph: 046 Reference ID: 14-046-20140306

Revision date: 06 03 2014

Image 21: Guidance, Paragraph 046, ID 14-046-20140306

- 5.2 It is important that the description of development reflects the submitted plans and is clear, accurate and precise. The application was therefore described by the agent on the application form as follows:

Description of Proposed Works
Please describe the proposed works
Resubmit of , side extension and raising of ridge to form habitable accommodation with dormers within roof space
Has the work already been started without consent?
☐ Yes
☒ No

Image 22: Extract of planning application form

- 5.3 The LPA however unilaterally decided to re-describe the application including reference to a "two storey side extension". The appellant does not feel this is accurate and gives a false impression of the proposed scale of the alterations. The proposal includes a single storey extension with low eaves that align with the existing bungalow. The roof is proposed to be raised but only by 225mm (0.25m) and all dormer windows are set within the roof plane creating a chalet style bungalow of 5.53m in total height (the existing bungalow height

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is 5.31m). The overall scale and height is significantly less than a traditional two-storey house which averages at 7.5-8m in height – the house behind at 22 Grosvenor Road is 8m from floor to ridge and is on elevated land.

- 5.4 This remainder of this section sets out the appellant's case in detail.
- 5.5 Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- 5.6 In addition the LPA makes reference to and give regard to the Adopted Chandlers Ford and Hiltingbury Character area appraisal. It should be noted that this document was drafted throughout 2003/4 and was adopted in January 2005, some 20 years ago. The document therefore refers to out of date national guidance and local plan policies.
- 5.7 Since adoption there have been many changes to national policy and guidance and a new local plan has been adopted. In the past 20 years the area has also seen significant change including the Kingsway area in which the appeal site is located that the document has no regard to today.
- 5.8 Notwithstanding this, it is acknowledged that some principles of the document remain of some relevance insofar that it seeks to:
- (1) retain garden depths and dwellings commensurate with the size and character of the plot.
 - (2) protect existing trees, something the proposal.
 - (3) That the design of extensions are compatible with the area and sits well within the street scene.
- 5.9 It is this principally the third point that the LPA consider the proposal fails to comply with and therefore it also fails to comply with Policy DM1.
- 5.10 It is however the appellants case that the proposal has taken into consideration the context of the street scene and wider character of the area and that it will sit comfortably both in its plot and within the street scene.
- 5.11 As illustrated in Section 2 of this statement Thorold Road and its surrounding area is very mixed with a range of different scales, forms, and designs of single storey, 1.5 storey and two storey properties. Many of the surrounding properties on Thorold Road particularly when approaching the site from the south-west were once bungalows but have evolved over time to adapt to

modern day expectations in terms of living space and design/appearance. Dormer windows are a very common feature of the street (Images 2/5/5a/6/6a). Within the wider context there is a dominance of two storey housing that due to the general topography of the area create a significant backdrop (images 3/4/9/9a).

- 5.12 In their delegated report (appendix 3) the LPA expand on their reason for refusal and state that "*when approaching from the north along Thorold Road, the initial view of the property is of the side elevation rather than the front*". This is to an extent accepted however it is important to note that when approaching the site from the north the side elevation is screened almost entirely from view in part by the sub-station but also the dense hedge planting along the boundary with the appeal site.
- 5.12 It is our view that due to the topography, bend in the road, and the position of the appeal property on its plot, the appeal property is not visible until you are immediately opposite it and not before. It does not therefore form a strong feature in the street scene when approaching from the north. Instead, when approaching from the north your eye is drawn to the larger properties visible in the distance, particularly 11 Thorold Road but also 29 Grosvenor Road.
- 5.13 In addition within the delegated report the LPA state that "*in this specific section of Thorold Road, particularly between the junctions of Western Road and Grosvenor Road, where the property is situated, the immediate neighbouring properties are more uniform in nature. These neighbouring dwellings are predominantly modest bungalows, similar in scale and form to the application property*". It is however important to recognise that between the Junction of Grosvenor Road and Western Road there are only 5 properties and that when approaching these 5 properties from the north, as the LPA have placed emphasis, the topography, the bend in the road, and the location of properties on their plot and boundary treatments coordinate and mean that they are not immediately apparent and are never seen collectively together.
- 5.14 Notwithstanding this and having interrogated the planning history of the immediate vicinity, the appeal property is the only bungalow that remains in its original form. No.15 to the north (separated by the sub-station) has been extended to the rear and has had roof lights inserted. No.12 has been significantly extended to the side and rear altering its appearance in the street. No.15 opposite has a large rear extension and No.11a opposite (image 7 in Section 2) is currently under construction to implement a recent planning permission to extend to the side and rear altering its appearance (application H/24/97207 - Permitted 30/7/24). The below images show the

consented scheme which will see the property elongated both sideways and backwards, something that the LPA have used in their reasoning for refusal of the proposed development.



- 5.15 It is noted that these 5 properties maintain a single storey appearance from the front, and this will continue to be the case if the proposed development is consented as the eaves and roof will remain low, certainly nowhere near akin to a two-storey dwelling. It is not considered that this section of road nor these 5 properties particularly are of such high quality or unique architecture that they warrant specific protection. There is therefore no reason not to allow the proposed development which will introduce a subtle variation onto what is already a very mixed area.
- 5.16 It is our case that the LPA in refusing the application have placed significant emphasis on the street scene when approaching from the north. In doing so their assessment does seem however to have completely disregarded the wider context of the area. Indeed, when standing at the appeal site the two-storey dwelling behind at 22 Grosvenor Road is dominating, not only because of its scale but also its elevated position. The rear of two storey dwellings on Western Road that contain rear facing dormers/balconies are also very apparent as is the converted property opposite at No.11 which utilises front facing pitched roof dormers.
- 5.17 If approaching the appeal property from the south-west the feel of the area is very different. It is one of inclining topography and a variety of housing types that are set much closer to the road. From this approach dormer windows are a strong feature of the street and in this context the proposed alterations to the appeal property sit very comfortably and take design cues from the vernacular which is exactly what Policy DM1 and the Chandlers Ford and Hilingbury Character area appraisal requires development to do. It is therefore our view that the proposed development does not, as purported in the LPA's delegated report "*constitute a significant departure from this established pattern of development*".

6.0 Conclusion

- 6.1 The appealed proposals are not considered to conflict with the requirements of Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas – Kingsway) (2008), and the contents of the National Planning Policy Framework (2023).
- 6.2 Contrary to the LPA's justification and reason for refusal the appellant would contend that the proposals accord with policy in that they have taken full and proper account of the context of the site and its locality and created a visually appealing form of development that has no detrimental impact.
- 6.3 The Planning Inspector is therefore respectfully requested to allow this appeal and grant planning permission with any necessary and reasonable conditions imposed.