

PLANNING STATEMENT

Householder

Planning Application

Demolition of existing rear extension and erection of new 2 storey rear extension and the replacement of existing garage door with window.

9 Alexandra Road

Chandlers Ford

Eastleigh

SO53 2BP

March 2025

The logo for JLP Architects, featuring the letters 'JLP' in a large, white, serif font, with the word 'ARCHITECTS' in a smaller, white, sans-serif font directly beneath it. The entire logo is set against a dark blue square background.

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1.0 Executive Summary

- 1.1 This householder application is for the demolition of an existing single extension and erection of a new two storey rear extension. The application also seeks consent to build up the existing garage door and insert a window to create a workshop at 9 Alexandra Road Chandler's Ford, Eastleigh SO53 2BP.
- 1.2 This Statement will provide an analysis of the site's location and surrounding context, including relevant planning history for the householder application site and other nearby developments.
- 1.3 An overview of the planning policy context will be provided, followed by a detailed assessment of the proposals and how they comply with relevant Policy and all other material considerations.

2.0 The Site and Surrounding Context

- 2.1 The application site is located in the northern-western area of Eastleigh in Chandler Ford, close to M3 that dissects the settlements and provides links between various towns and villages. The site was within the Eastleigh Borough Council local planning authority area.



Figure 1: Location of the householder application site in Chandlers Ford

- 2.2 9 Alexandra Road is situated on the east side of the main Winchester Road which connects directly to the M3 Junction 13. Alexandra Road forms part of an enclosed development constructed in the late 1960's comprising of three streets formed around a central park. The existing dwelling is a modest-sized, detached 2 storey house that occupies a reasonable plot of some 400sqm. The building is of brick construction with simple features and a hipped roof; it does not carry any special architectural merit.



Figure 2: Photos of the Existing Front and Rear Elevations

- 2.3 The property is within the Scantabout and Peverell's Wood Character Area (Character Area 7) and described as an area of predominantly detached dwellings (although there are also some semi-detached and some terraced dwellings as well). There are two distinct styles: a neo-Georgian style and a less formal style of houses with fairly steep pitched roofs. There are a number of bungalows in Peverell's Wood. There is a fairly large central green, off Carthage Close.
- 2.4 It would be fair to say almost every home in the development has had some form of extension or adaptation. There are several examples of two storey extensions to both the side and rear the closest being Nos. 3, 5 and 13 Alexandra Road all with two storey rear extensions similar to what is being proposed. The street scene is almost as original with a steep pitch roof vernacular houses and neo-Georgian styles. No.9 and its close neighbours fall into the neo-Georgian category.
- 2.5 The site is situated in a sustainable location with excellent access to sustainable modes of transport, services and facilities. The town centre and its facilities are within a 1Km walk of the site and including a PH, Waitrose, restaurants/takeaways, convenience stores and a Post Office. Bus Stops on Winchester Road offer frequent services to nearby towns and villages.
- 2.6 9 Alexandra Road lies within the settlement envelope of Chandlers Ford, outside of the Green Belt. There are no Listed Buildings in close proximity nor is the site within a Conservation Area. The site is within Flood Zone 2 so there is a risk of flooding but given the scale of the proposed development the risk is minimal.

3.0 Planning History

- 3.1 There are two previous applications for the house in 2006 and 2007 neither were determined both were withdrawn by the applicant. There are however a few noteworthy local precedents – in addition to the examples mentioned earlier in this Statement – where planning permission has been granted for similar extensions. It is assumed that the extensions a No.s 3,5 and 13 were constructed much earlier.

- 3.2 F/06/57989- 9 Alexandra Road, Chandler's Ford, Eastleigh, SO53 2BP

Two storey side and rear extensions, single storey rear extension to incorporate integral garage following demolition of existing garage.

Type of Application: Full planning

Status: Decided

Decision: Withdrawn By Applicant

Decision Date: 18/10/2006

- 3.3 F/07/59051- 9 Alexandra Road, Chandler's Ford, Eastleigh, SO53 2BP

Two storey side and rear extensions, single storey rear extension to incorporate integral garage following demolition of existing garage.

Type of Application: Full planning

Status: Withdrawn

Decision: Withdrawn By Applicant

Decision Date: 23/02/2007

4.0 Proposed Development

- 4.1 The proposal is for the demolition of the existing single storey sun room and the erection of 2 storey extension at rear of house. The application also seeks to build up the existing garage door and insert a window to create a window.
- 4.2 The extension will create a large family kitchen diner on the ground floor and a new bedroom with an ensuite added within the existing house.
- 4.3 The elevations take their inspiration from the existing house. Upvc casement windows are to be specified with glazing bars to reflect windows in the area.
- 4.4 The simple material selection to match the existing house are specified comparable to other extensions in the immediate area.

5.0 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that planning applications be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The development plan comprises:
- Adopted Local Plan 2022 (Saved Policies)
 - Adopted Core Strategy 2012
- 5.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 5.3 The following guidance is also considered relevant to this application:
- Residential Parking standards (Jan 2009)
 - Environmentally Sustainable Development (Mar 2009).

6.0 Planning Assessment

6.1.0 Principle of Development

6.1.1 The principle of development has been established with the similar neighbouring development

6.3.0 Impact on Neighbouring Residential Amenity

The scale of the proposed building has been carefully considered in order to create acceptable relationships with neighbouring dwellings. In all instances, it is considered that a wholly satisfactory level of environment will be achieved for existing residents.

6.3.1 In conclusion, the size and siting of extension would ensure that there is no detrimental impact on the residential amenity of neighbouring occupiers.

6.4.0 Amenity for Future Occupiers

6.4.1 In all instances, it is considered that a wholly satisfactory level of environment will be achieved for future occupiers for the following reasons:

- The garden size will reduce by 1.2m and retain a depth of 17.3 at its shortest depth.
- The orientation allows maximum solar gain to be achieved to daytime living spaces.

6.5.0 The proposed extension modernises the current outdated floor plan.

6.5.1 Parking

6.5.2 The current garage width is 2.4m at its widest which makes it unsuitable for most modern cars. The householders currently use the front of the house for parking for 2 to 3 cars.

7.0 Conclusion

7.1 This householder application is for the demolition of an existing single extension and erection of a new two storey rear extension. The application also seeks consent to build up the existing garage door and insert a window to create a workshop at 9 Alexandra Road Chandler's Ford, Eastleigh SO53 2BP.

7.2 There would be no such adverse impacts, and the proposal is considered acceptable for the following reasons:

- The site is within sustainable location and has excellent access to shops, facilities and services. Bus stops near to the site provide a frequent and comprehensive to nearby towns and villages.
- The proposal is considered to provide a high-quality development that protects and preserves the character of the area.
- The size and siting of the extension would ensure that there is no detrimental impact on the residential amenity of neighbouring occupiers.
- A good standard of living will still be provided to future occupiers.
- The proposal will have no impact on current car parking.

