

1788_L02_Rev0

Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Sir/Madam,

Re: Householder Planning Submission for a First Floor Extension at 28 Kinsbourne Way, Thornhill, Southampton, SO19 6HB

Please find attached a submission for a Householder Planning Application for a first-floor side extension at 28 Kinsbourne Way, Thornhill. The scheme has been redesigned in response to pre-application advice issued on 10 June 2025 (Ref: Q/25/99251).

Design & Street-scene (Policies DM1 & DM11)

Further to receipt of pre-application advice, the following design considerations have been made:

- Subservient roof form – the extension is now set back 450 mm from the principal elevation at first floor level and its ridge sits below the host ridge, ensuring the pair of semi-detached dwellings remain balanced.
- Matching gable – a gable replicates the original roof form, echoing surrounding dwellings while appearing visually recessive due to its reduced height and set-back.
- Front elevation window – a full-height window aligned with the existing first-floor windows and matching cill details provides consistency with the host dwelling.
- Side-elevation relief – a small window has been introduced to the side elevation to break up massing and add articulation.
- Materials – facing brick, concrete tiles and white UPVC units will exactly match the existing dwelling.

Parking & Bedroom Numbers (Policy DM14 & Residential Parking SPD)

The advice received at Pre-Application stage intimated the need for additional parking spaces to mitigate the provision of an additional bedroom within the extension.

It is pertinent to note that the site currently accommodates 2no parking spaces (one to the driveway and one at the rear of the site) which is sufficient to meet the needs of a 3 bedroom property as per the Eastleigh Borough Council Residential Parking SPD.

Although the extension creates a new room on the first floor, the dwelling will remain a three-bed property as the smallest existing bedroom measures 7m², which is below the

7.5m² Nationally Described Space Standard for a single bedroom and therefore cannot be counted as such. With only three compliant bedrooms, the two existing parking spaces are thus fully compliant with the Residential Parking SPD requirements.

Biodiversity & Ecology (Policies DM1 & DM11)

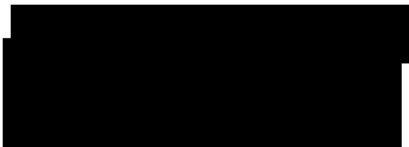
Photographs of the roof, soffits and brickwork indicate limited roost potential (see Appendix A). To provide measurable enhancement, a swift nest brick will be installed in the side elevation of the extension, above 5 m, in accordance with LPA guidance.

Conclusion

The revised design responds positively to the pre-application feedback by delivering a clearly subservient addition that preserves the balance of the semi-detached pair and the wider street scene, while meeting parking, amenity and biodiversity requirements.

We look forward to your consideration in this matter. Should you require further details or have any questions, please do not hesitate to contact us.

Yours faithfully,



Ranjeet Shahi
Architect
For and on behalf of R S Studio

Appendix A: Soffit/Roof Images





