



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement

Retrospective application for the construction of a detached timber-framed outbuilding with pitched slate roof and associated brick patio, including excavation to create a level platform, for incidental domestic use within the residential curtilage of Orchard Lodge.

Orchard Lodge, Goslings Turning, Bursledon, SO31 8LP

On Behalf of Emmanuel Malanda

Prepared by **Planning By Design**

Application

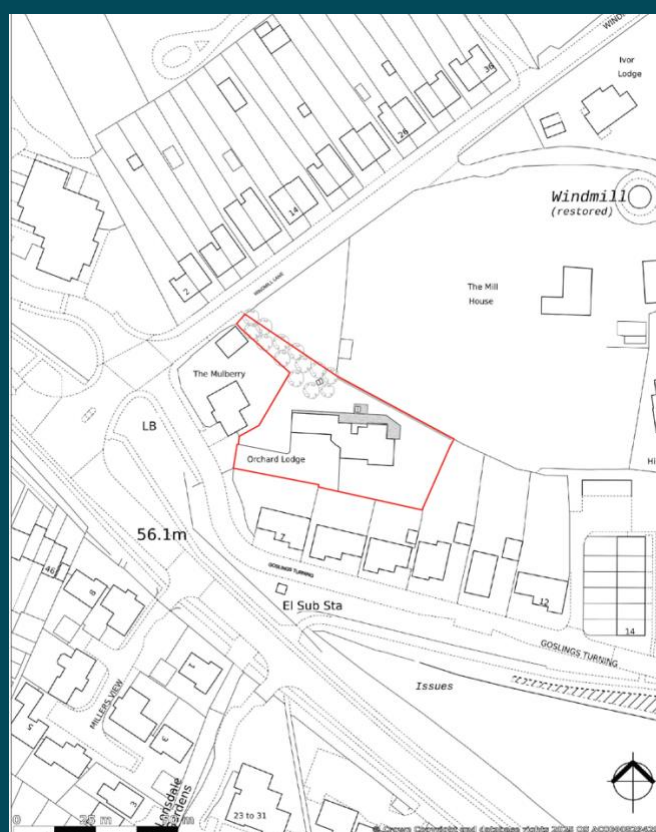
Planning By Design (Agent) has been instructed to act on behalf of Emmanuel Malanda (Applicant) to submit a retrospective planning application to Eastleigh Borough Council (the Local Planning Authority) for construction of a detached timber-framed outbuilding with pitched slate roof and associated brick patio, including excavation to create a level platform at Orchard Lodge, Goslings Turning, Bursledon, SO31 8LP (the site).

In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

Orchard Lodge is a detached residential property located on Goslings Turning, in the Bursledon area of Eastleigh Borough. The property lies within an established residential area, outside of any Green Belt or countryside designation. The site is within the urban edge and adjacent to, but not within, the Bursledon Windmill Conservation Area. It occupies a spacious plot with a landscaped rear garden, sloping away from the main dwelling, bounded by mature planting and fencing.

The site is not associated with any significant planning constraints or any particularly sensitive landscape designations, including not being located within a Flood Zone.



The Proposal

The development comprises the construction of a detached, timber-framed outbuilding located within the landscaped rear and side garden of Orchard Lodge. The structure occupies a footprint of approximately 11.5 square metres and reaches a maximum ridge height of approximately 4.25 metres. It is designed with a dual-pitched roof finished in natural slate, supported by exposed timber posts, and incorporates a brick base and partial open sides, in keeping with its informal garden setting.

The purpose of the outbuilding is to function as a BBQ hut for the private enjoyment of the applicant and their family. It is used as a domestic leisure facility, providing a sheltered and weather-protected outdoor cooking and social space. Internally, the structure includes a fixed BBQ fireplace and a seating area, designed for hosting and family gatherings within the curtilage of the dwelling.

The outbuilding is positioned on a brick-laid patio, which has been formed by levelling part of the sloping garden through minor excavation. The overall works are incidental to the use of the main dwellinghouse and do not include sleeping accommodation or any commercial activity.

Figure 1 below shows the existing elevation, please refer to the architectural drawings submitted as part of this application to visualise the full proposal.

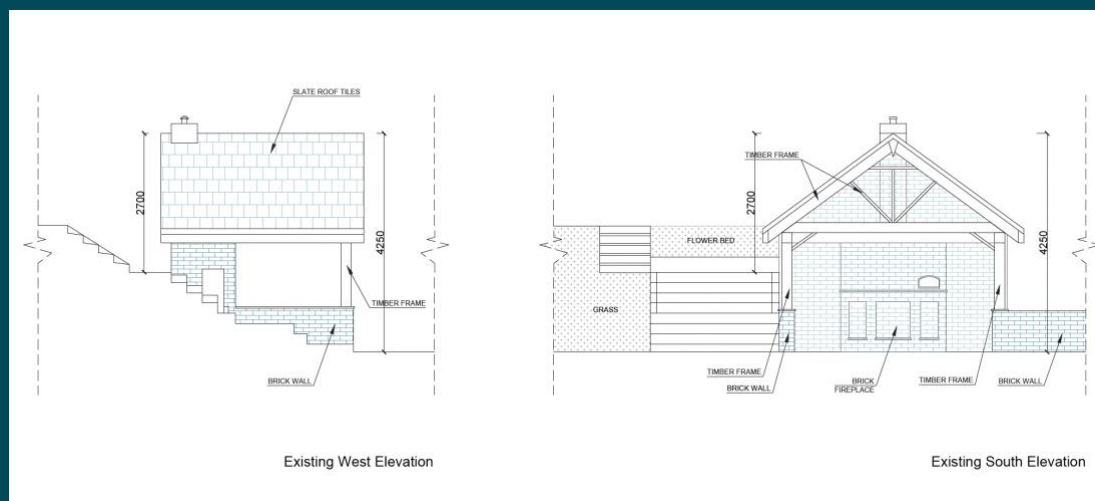


Figure 1: Existing West (side) & and South (front) Elevations



Figure 2: Photo of BBQ Hut (front elevation)

Planning History

A search of the Council's public access system indicates that there is one relevant planning history that remains applicable at this application site.

- H/23/96397: Conversion of existing wooden workshop into personal gym – Permitted.
- Historical mapping and aerial photography indicate the presence of a previous brick-built shed or outbuilding in the same approximate location, now replaced by the new structure.

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

National Planning Policy Framework (2024 – NPPF)

- Section 2: Achieving Sustainable Development
- Section 12: Achieving Well-Designed and Beautiful Places

Eastleigh Borough Local Plan (2016–2036)

- Policy DM1: General criteria for new development.
- Policy DM12: Heritage assets.
- Policy DM13: Transport and parking

Supplementary Planning Guidance

- Quality Places SPD

Planning Assessment

Principle of Development

The site is located within an Established Residential Area where alterations and extensions to residential properties are acceptable in principle, subject to meeting design, amenity, and other policy considerations. The outbuilding provides an incidental use clearly associated with the main dwelling and is situated entirely within residential curtilage. Therefore, the principle is supported.

Design and Character

Under Policy DM1, development must respect local character, integrate with surroundings and be appropriate in scale and materials. The outbuilding is modest in footprint (11.5m²), detached, and appropriately located within the rear garden. It is constructed using traditional materials including a slate pitched roof, timber posts, and brick detailing, which complement the host property and local vernacular. While the ridge height marginally exceeds the Class E permitted development threshold of 4 metres, the structure remains visually subordinate and does not dominate the plot.

Impact on the Character of the Area

The site lies adjacent to, but outside, the Bursledon Windmill Conservation Area. Under Policy DM12, development affecting the setting of heritage assets must preserve their special character. The structure is not visible from public vantage points and does not intrude on the setting of the conservation area or any listed buildings. Its materials, scale, and low-key domestic function ensure it preserves the appearance and setting of the surrounding area in accordance with Policy DM12.

Residential Amenity

The proposal complies with Policy DM1 and the Quality Places SPD in respect of neighbour amenity. The structure is single-storey, with no raised platform or windows facing adjacent properties. It is well-separated and screened by boundary treatment and vegetation, ensuring no overlooking or overshadowing. The use of the structure for domestic leisure does not give rise to noise or disturbance beyond what is expected in a residential setting.

Access and Parking

There are no changes proposed to access, layout, or parking provision. The outbuilding does not increase the residential occupancy of the site or require additional vehicle movements. The scheme complies with Policy DM13 in terms of highway safety and parking impact.

Conclusion

This application seeks retrospective permission for a modest and well-designed outbuilding constructed within a large residential garden. The structure, although marginally exceeding permitted development limits in height, is incidental to the main dwelling, sensitively integrated into the garden setting, and constructed from high-quality materials. It has no adverse impact on the character of the area, the amenity of neighbouring residents, or the setting of the adjacent conservation area.

The development complies with Policies DM1, DM12 and DM13 of the Eastleigh Borough Local Plan (2016–2036), the Quality Places SPD and the principles of the NPPF. As such, planning permission should be granted for the development as built.