

1364_L01_Rev0

Planning & Development Service
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Sir/Madam,

Re: Householder Planning Application at 37 Park Road, Chandler's Ford, SO53 1ET

Please find enclosed a householder planning application for extensions and alterations to the detached bungalow at 37 Park Road, Chandler's Ford. The works will replace an ageing conservatory, create additional ground-floor area and form a new chalet-style roof to provide first-floor sleeping accommodation. The proposal comprises:

1. **Rear infill extension.** To be built over the footprint of the existing conservatory.
2. **Full length side extension.** To be set in 775 mm from the common boundary, projecting 1.0 m beyond both front and rear walls, maintaining the established building line on this generous corner plot.
3. **New roof.** Replace hipped roof with a shallow-pitch crown (flat-top) roof and two front-gabled dormers. The eaves are retained at existing height, and the ridge raised 0.97m in height. Materials are proposed to be slate-effect tiles with tile-hung dormer cheeks to match several properties along Park Road.
4. **Internal reconfiguration.** The bedrooms are to be relocated to first-floor level, with the exception of the Master Suite (to suit ageing parents), with the remaining ground-floor bedrooms repurposed as a study and formal Dining Room.

Many dwellings on Park Road, and the wider area, have in recent years been remodelled into chalet bungalows with crown tops and front gable features, for example at No's.20, 35 and 73. The proposal is similar in this regard in that it wishes to preserve the overall bungalow aesthetic whilst offering modernised accommodation. The 0.9m ridge increase remains comfortably below the ridge height of two-storey houses further along the road.

In terms of Planning Policy considerations, the following policies were reviewed and considered to be relevant:

Eastleigh Borough Local Plan 2016-2036

- Policy DM1 (General Criteria) – The extensions respect the scale of the plot, utilise matching materials, and protect neighbour amenity
- Policy DM11 (Nature Conservation & Biodiversity) – The crown roof affords space for integrated solar PV (not part of this application) and bat/ swift bricks, with a single swift brick is specified on the side elevation.
- Policy DM14 (Parking) – There will be an increase in bedroom count from 3no to 4no NDSS-compliant rooms. The existing driveway can house 4no off-street spaces and the site can be left in forward gear, thereby meeting the standards within the Residential Parking SPD.

National Planning Policy Framework (NPPF, July 2023)

- Paragraph 130-134 (Design) - The chalet form integrates with established streetscape character where similar conversions exist.
- Paragraph 167 (Flood risk) - Sleeping accommodation has been moved to first floor in accordance with the sequential approach. Relocating bedrooms to first floor provides safe refuge and meets the aims of local and national policy. The proposal includes raised electrical outlets, finished floor levels no lower than existing and non-return valves, which will be detailed at Building Regulations stage.

Eastleigh Residential Extensions & Alterations SPD (2014)

The extension maintains a 775mm gap to the boundary, and the chalet form reduces any sense of overbearing to No.39. The dormer design follows SPD guidance and neighbouring examples (e.g. No.20 Park Road), and bathrooms/ensuites are located to the north-east corner of the first floor to ensure no overlooking into the neighbouring dwelling at No.39. The marginally higher roof does not materially reduce sunlight to No. 39's rear patio or principal windows (as the site is orientated east-west). Side-facing windows are omitted entirely to preserve privacy.

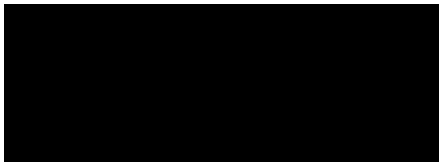
Permitted Development Fallback Position

Whilst it is understood that the roof alterations would not be permissible under Permitted Development, much of the proposal would be compliant following alterations to suit. For example, the side extension, if in line with the front elevation, would be permissible as it is not greater than half the width of the house. Additionally, the replacement of the conservatory/infill would also be considered to be Permitted Development. Consequently, while the roof element requires planning permission, there is a robust PD fallback for the side extension and the rear replacement, which should be a material consideration in the planning balance.

Taken together, these alterations will secure up-to-date living space and bring the property up to modern requirements and standards without harming the character of Park Road or the amenity of neighbouring residents.

We therefore trust the application can be supported and planning permission granted. Should you require any further information, please do not hesitate to contact us.

Yours faithfully,



Ranjeet Shahi
Architect
For and on behalf of RS Studio