

Planning statement in respect of a proposed single storey extension and pool room at Bursledene, Windmill Lane, Bursledon,

The following statement will set out the rationale for the provision of a single storey extension and detached pool room at Bursledene, Windmill Lane, Bursledon.

The existing building comprises a large two-storey house located to the north of Windmill Lane, Bursledon as per the following extract:



The existing building is set back some 45m from the highway and the site boundaries are well-screened meaning that the existing house has limited visual impact on the wider area and public domain:



The plot size is some 0.57hecares and the existing house is well contained within the site and located in its eastern corner. Immediate neighbours comprise a terrace of houses to the west of the application site. However, it is clear that, the existing dwelling has limited or no impact on these neighbours.

The nearest dwelling to the east of the application site is Gables Farm, which comprises a detached dwelling some 190m of the application dwelling.

The existing dwelling is a two storey dwelling with a single storey side element as per the following:



The site is not located in a conservation area

Policy Advice

Reference is drawn to policy DM26, which states the following;

Policy DM26, Residential extensions and replacement dwellings in the countryside

1. The extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided:

a. the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage; and

b. in the case of a replacement dwelling, the proposal includes the replacement of the dwelling within the curtilage, and on the same footprint as the existing building, unless environmental and/or access benefits arise from an alternative location within the curtilage; and

c. no additional dwellings are created.

2. Permission will not be given for the replacement of mobile homes with permanent dwellings.

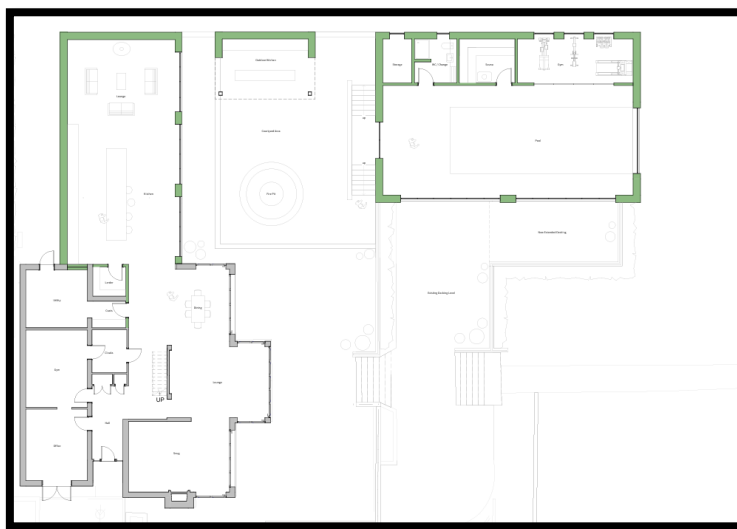
3. Residential institutions will be treated for the purposes of this policy in the same way as dwellings.

4. Proposals to extend or to replace rural workers dwellings will be considered under Policy DM27.

Development proposals

The proposed development comprises three elements, namely the provision of a single storey extension, the provision of a single storey outdoor room and the provision of a single storey detached building to be used as a pool room/gymnasium.

The proposed works are shown in the following extract (outlined in green):



In effect the proposed single storey element is an extension of the existing kitchen. The proposed north-eastern elevation is as follows:



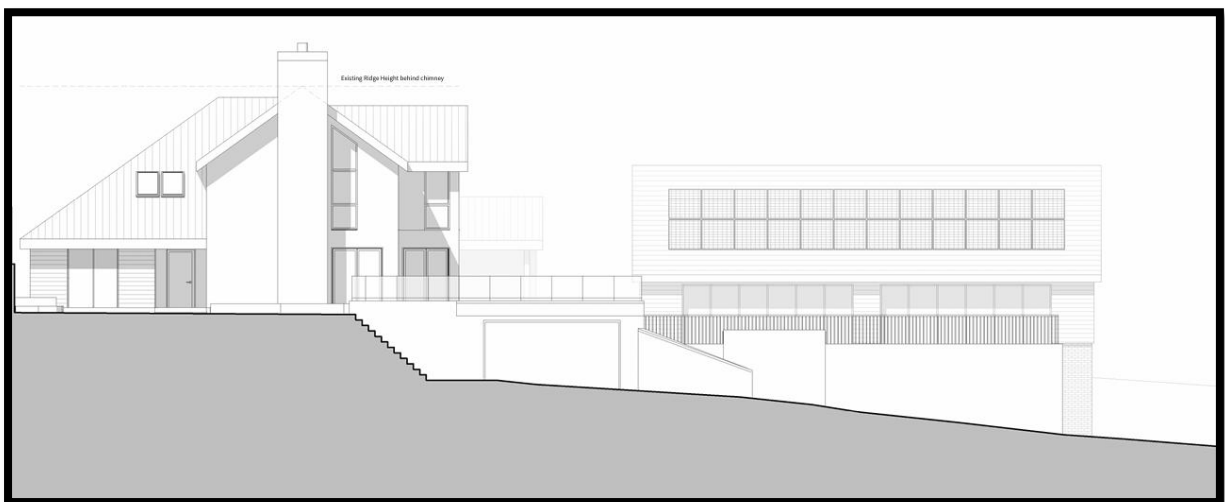
Care has been taken with regard to the proposed outshot to ensure that it is subservient to the main dwelling. As such, the proposed outshot is a single storey element and not higher than the existing single storey outshot.

The pool room is to be located to the east of the proposed outshot. The elevational details are as follows:



It should be noted that the application site is on a slope, with land falling away to the east. As such, the dwelling is located on the highest part of the site. Thus, whilst the pool room is a single storey building, due to these level changes, it appears larger when viewed from north-east.

However, the overall scale and massing of the pool room is lower than that of the proposed single storey outshot and of that of the main dwelling, as illustrated in the following extract:



Planning balance

The starting point for analysis is policy DM26 of the local plan, which refers to the extension of dwellings in the countryside.

It is noted that the proposal does not comprises a replacement dwelling or provide an additional dwelling on site. Similarly, it does not involve an extension to its curtilage. As such the primary relevant consideration is whether the proposed extension will be proportionate in size in relation to the existing dwelling, neighbouring dwellings and its plot

The proposed extension and pool room in effect provide two single storey elements. The proposed outshot is an extension of an existing kitchen element and has an overall higher height than that of the proposed pool.

It is clear that the proposed extensions are clearly subservient to the main dwelling. Furthermore, the design is of high quality and use materials consistent with the existing house, to include white render, aluminium windows and a slate roof.

The existing house is a large dwelling on a very large plot. The proposals are proportionate to both the existing dwelling and the plot itself. Immediate neighbouring dwellings are much smaller and a comparison to neighbouring plots is therefore not relevant.

Importantly the site is well-contained and will have an extremely limited impact on the wider area – both from Windmill Lane and neighbouring properties.

It is therefore argued that the proposals are therefore policy compliant, of high quality, consistent with the character of the area and will not harm neighbouring residential amenities.