

Statement of Case for Appeal

Planning Application No: H/25/99653

Site: 5 Tower Place, West End, Southampton, SO30 3DL

Proposal: Two-Storey Side Extension

Date: 19 November 2025

To whom it may concern,

We are submitting this Statement of Case in support of the appeal against the refusal of planning permission for a two-storey side extension at 5 Tower Place, West End, Southampton. The refusal was issued by Eastleigh Borough Council on 29 August 2025, under application reference H/25/99653.

1. Background

The planning application was refused on the grounds that the height, form, and proximity of the proposed side extension to the boundary with Tower House would result in a physically and visually overbearing structure, detrimental to the amenity of the neighbouring property by causing a loss of light and outlook. The Council's decision to refuse was based on Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Quality Places Supplementary Planning Document (2012).

2. Statement of case

We respectfully disagree with the Council's refusal and outline the following points in support of this appeal:

2.1 Neighbour support and consultation

The occupants of Tower House (the neighbouring property most affected by the development) have expressed their full support for the proposal, acknowledging that it will not harm their privacy, light, or amenity. They have explicitly stated, in writing to Eastleigh Borough Council, that they do not object to the extension, and have

confirmed that they do not foresee any adverse impacts resulting from the proposal for them or any future occupants.

This demonstrates that the residents most directly affected by the development do not share the Council's concerns about the impact of the extension.

2.2 Minimal impact on light, outlook, and privacy

We acknowledge the Council's concerns regarding the potential loss of light and outlook to the neighbouring property. However, it is important to clarify the following:

- Existing conditions: The only two windows on the side of Tower House that face the proposed extension already look out onto a blank wall. These windows are not the primary sources of light or outlook for the affected room, as this is a dual aspect sitting room, with a large bay window to the front. These windows will be at least 3m from the proposed extension at the closest point, and angle away from the line of the new wall. The existing fence on the boundary line is softened with shrubbery and climbing plants, these would be free to climb higher and 'soften' the outlook.
- Impact of the extension: The proposed extension is designed to be modest in scale, and its proximity to the boundary does not introduce any new or additional loss of light or outlook beyond what is already the case. Therefore, it is unlikely to result in any material deterioration of the living conditions of the occupiers of Tower House.
- Privacy: The proposed windows on the new extension will be placed in a position that does not increase overlooking. There is already no direct view from the neighbouring property, and the extension will not result in any additional privacy concerns for Tower House.

2.3 Design and impact on the area

The design of the proposed extension has been developed in accordance with the Eastleigh Borough Local Plan (2016-2036), and it respects the overall character of the area. The extension is sympathetic to the scale, form, and appearance of the existing dwelling, and it maintains a consistent street frontage while providing much-needed additional living space for the occupants of 5 Tower Place.

The extension will also be built with materials and finishes that are in keeping with the existing property and its immediate surroundings, further ensuring that it will integrate well into the established character of the area.

2.4 Compliance with planning policy

The refusal cited Policy DM1 of the Eastleigh Borough Local Plan, which focuses on ensuring that new developments respect the amenity of neighbouring properties. We submit that the extension has been carefully designed to comply with this policy and that the concerns raised by the Council are largely addressed through the plans.

In particular, the height, scale, and design of the extension have been chosen to ensure that it does not dominate or overwhelm the neighbouring property. Furthermore, there is no significant loss of light, outlook, or privacy as a result of the proposal, and it is in line with the principles of good design and neighbourliness as set out in the Quality Places SPD (2012).

5 Tower Place has had multiple planning applications approved in the past, including for a loft conversion which would have required raising of the roof and the installation of dormers to the front and rear of the property. It is unclear as to why that design was deemed acceptable in comparison to this much smaller, less dominating application.

2.5 Positive outcome for all parties

It is important to highlight that the development was designed with a focus on minimising any adverse impacts on neighbours and achieving a positive outcome for all parties. The applicant is open to engaging with the Council to address any additional concerns or make minor modifications to the plans if required. However, the applicant believes that the current design is both appropriate and compliant with planning policy.

3. Conclusion

In light of the above, we respectfully request that the Council's decision to refuse planning permission be overturned and that planning permission be granted for the proposed two-storey side extension at 5 Tower Place.

We respectfully submit that:

- The neighbours' support should be given significant weight in the assessment of this appeal.
- The extension will have no significant impact on the amenity of the neighbouring property.
- The proposal complies with planning policy and respects the design principles set out in the Eastleigh Borough Local Plan and Supplementary Planning Documents.

Thank you for your consideration of this appeal. We look forward to your positive response and are happy to provide any further information or clarification if needed.

Yours faithfully,

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