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**PROPOSED LOFT CONVERSION
AT 251 CHAMBERLAYNE ROAD, EASTLEIGH,
SOUTHAMPTON, SO50 5HX**

DESIGN STATEMENT
DOCUMENT NO. 25-014-09 REVISION A

14TH NOVEMBER 2025

PLANNING APPLICATION SUBMISSION

TABLE OF CONTENTS

1 Introduction	2
2 Site Details & Boundaries	
2.1 Site location.....	2
2.2 Boundaries.....	2
3 Property Planning History	
3.1 Planning history.....	2
4 Details Of Existing Dwelling	
4.1 Existing building form / usage.....	2
4.2 Existing building floor area.....	2
4.3 Existing site area, building footprint and curtilage.....	3
5 Proposals	
5.1 Client requirements.....	3
5.2 Form of proposed extension.....	3
5.3 Proposed materials.....	4
5.4 Proposed drainage.....	4
6 Privacy / Overlooking / Proximity To Neighbours	
6.1 Privacy / Overlooking.....	4
7 Right to light / overshadowing	
7.1 Overshadowing analysis to No.249.....	6
7.2 Overshadowing analysis to No.253.....	9
8 Car Parking	
8.1 Analysis of existing & proposed car parking.....	10
9 CIL Liability	
9.1 Analysis of CIL Liability.....	10

1.INTRODUCTION

This design statement has been produced to support the proposals for a loft conversion & internal alterations to No. 251 Chamberlayne road, Eastleigh, Southampton, SO50 5HX

The statement will cover the client requirements & how these have been achieved whilst considering points such as overlooking, overshadowing / right to light, the scale of the building / modifications and how it is keeping in character of the local area by suitable design and use of materials

2.SITE DETAILS & BOUNDARIES

2.1 Site location

The Site is located in Chamberlayne Road roughly 80 Metres away from the junction of Cherbourg Road adjacent to Eastleigh College and about 500m away from the Town Centre.

2.2 Boundaries

- No.251 is a terraced property that shares a party wall with No.249 & No.253 Chamberlayne Road to each side.
- The Northern boundary separates No.251 from No.249 via a 1.8m high timber panel fence and brickwork boundary wall.
- The Southern boundary separates No.251 from No.253 via a 1.8m high timber panel fence. A brickwork boundary wall extends just past the single storey section of No.253, this wall is approximately 1.5m high.
- A double garage is built along the Eastern Boundary adjacent to the rear access road which is accessible from both Derby Road & Cherbourg Road.
- The Western boundary is along Chamberlayne Road and forms the frontage of the properties, it is marked by a 1m high brickwork wall separating the dwellings front garden from the pavement.
- For further details of the boundary please refer to drawing 25-014-01

3. PROPERTY PLANNING HISTORY

3.1 Planning history

A search on the planning application public register indicates that no previous planning applications have been submitted for this property.

4.DETAILS OF EXISTING DWELLING

4.1 Existing building form / usage

- No 251 Chamberlayne Road is a 2 storey C3 class dwelling house (Estimated build date 1900-1929)
- The property is a terraced dwelling sharing a party wall with No.249 & No.253

4.2 Existing building floor area

Existing gross internal floor area (Ground Floor): 46.3m²

Existing gross internal floor area (First Floor): 42.8m²

Total Gross internal floor area: 89.1m²

4.3 Existing Site Area / Building footprint / Curtilage

Site Area

Total site area: 159.1m² (0.0159 Hectares)

Building Footprint

Building footprint: 53.9m²

Curtilage

Curtilage: 94.6m² (0.00946 Hectares) – Includes garage outbuilding (59.5% of total site area)

5.PROPOSALS

5.1 Client requirements

- Extend the property into the roof space to provide additional living space in the form of an additional bedroom and shower room.

5.2 Form of proposed extension

Most of the new floor area will be created within the existing roof space, however to the rear a 'L shape' dormer is proposed as this:

- 1) Allows the installation of the new staircase directly over the existing staircase which results in no loss of the existing first floor bedroom space. Due to headroom restrictions the 2m height required at the top of the new stair would not be possible without a dormer.
- 2) Allows for a casement window to be installed at 2.1m height from FFL giving a better outlook onto the rear garden than a velux type rooflight could provide.
This window also provides more light and an easier means of escape than a velux rooflight.
- 3) Allows the installation of a new shower room.
This will be installed directly over the existing bathroom which means it can easily be plumbed into the existing foul drainage system.
- 4) Allows greater headroom within the new bedroom space.
Installing a sloping ceiling to both front and back of the loft conversion will reduce the amount of usable space.

In addition It is worth noting:

- There are no changes to the roof mass to the street elevation.
- There are 2 x roof windows proposed to the street elevation.
- The proposals do not alter the footprint of the building
- The proposals create no privacy issues with the neighbouring dwellings (See section 6)
- The proposals create no overshadowing issues with the neighbouring dwellings (See section 7)

5.3 Proposed Materials

Materials used for the proposed external walls, roof tiles & windows remain in character with the local area.

Proposed Windows

New White UPVC windows to the dormer to match the existing window finish.

Proposed Flat Roof / Dormer roof

EDPM membrane flat roof.

Proposed Dormer Cheeks / Rear Wall

Cedral Cladding in C18 slate grey colour

Proposed Fascia / Soffits

White UPVC

Proposed Gutters / Rainwater goods

To match existing.

5.4 Proposed Drainage

Proposed Foul drainage

It is proposed to link the new shower room into the existing external soil pipe resulting in no additional external foul drainage works being required as part of the scheme.

Proposed surface water drainage

It is proposed to link the new rainwater pipes into the existing rainwater gullies where possible.

The existing footprint of the building will remain the same and therefore any increase in roof area would be negligible and not place any additional strain on the existing surface water drainage system currently in place.

6. PRIVACY / OVERLOOKING / PROXIMITY TO NEIGHBOURS

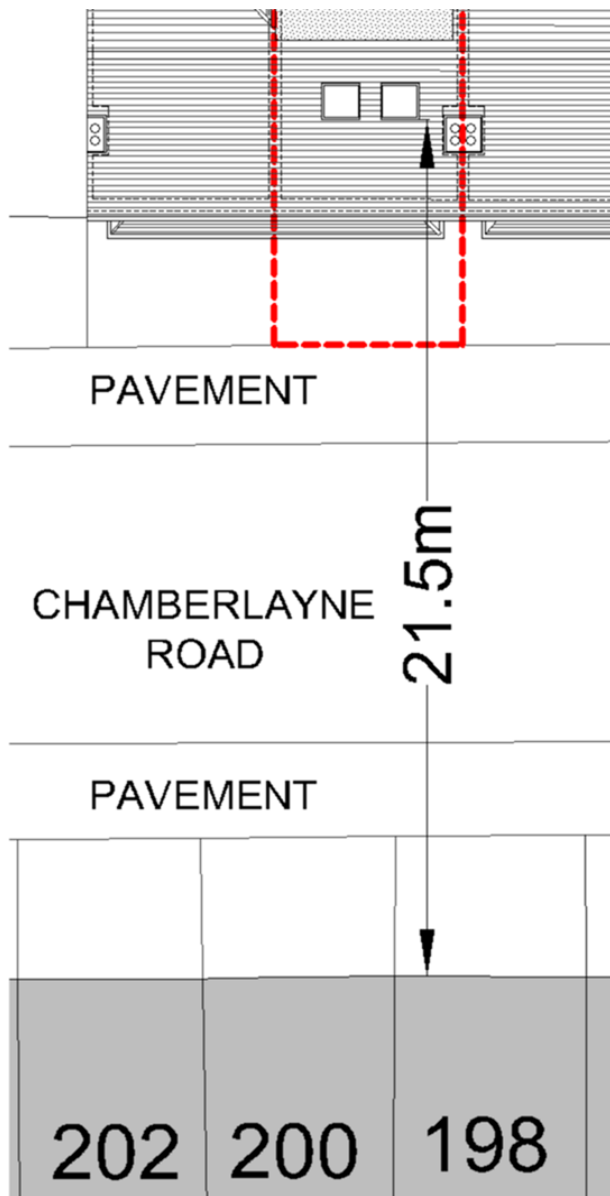
6.1 Privacy / Overlooking

The proposed loft conversion will create no privacy or overlooking issues for neighbouring properties to each side of No.251 and also to properties on the opposite side of Chamberlayne Road.

- The proposed window to the dormer to the rear of the property faces the rear garden as is the case with the existing first floor bedroom window to the rear of the property
- The side facing shower room dormer window is to be fully obscured.

In addition It is worth noting that No.249 has no side facing windows at first floor level that this window could look into.

The bottom pane of the window will be fixed and the openable top pane will be located at +1.7m FFL (Or higher) to ensure the privacy of No.249.



To the front of the property the proposed loft conversion includes roof windows that are angled and flush with the pitch of the roof facing properties on the opposite side of Chamberlayne Road.

The roof window to facade separation measures approximately 21.5 metres.

(Measurement taken from Ordnance survey data)

This provides a substantial buffer between the properties.

Eastleigh Borough Council's Local Plan Policy DM1 requires that new development protects the amenity of neighbouring residents and responds sensitively to its context.

While the Council does not prescribe a specific front-to-front separation distance, the combination of the roof windows orientation, the street as a natural buffer, and the generous separation distance ensures that privacy, outlook, and daylight are maintained.

This design approach aligns with DM1's principles by avoiding unreasonable overlooking, respecting the streetscape, and maintaining a high quality residential environment.

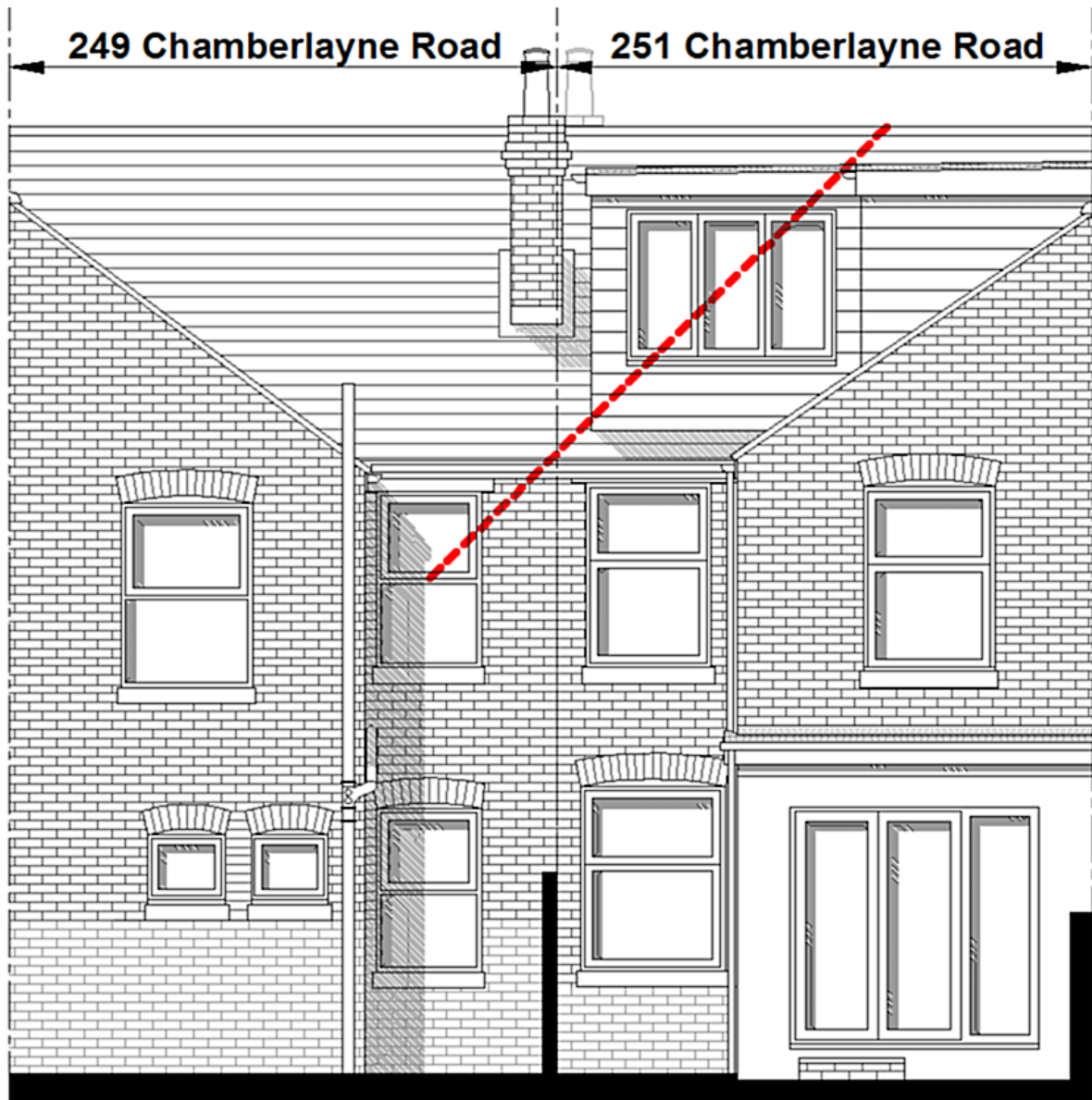
7. RIGHT TO LIGHT & OVERSHADOWING

The proposed scheme takes into account the right to light to properties in close proximity to No.251. The nearest neighbouring properties to the proposals are No.249 & No.253 Chamberlayne Road.

The BRE design guide: 'site layout planning for daylight and sunlight' has been referenced when producing the proposals to ensure that neighbouring properties 'right to light' is respected.

To the rear elevation No.249 has rear facing windows that serve the ground floor living area and first floor bedroom. Without careful design overshadowing may occur & It is important that the design maintains acceptable light into No.249. The following diagrams demonstrate how the BRE design guide has been used to ensure this is the case.

7.1 Overshadowing analysis to No.249

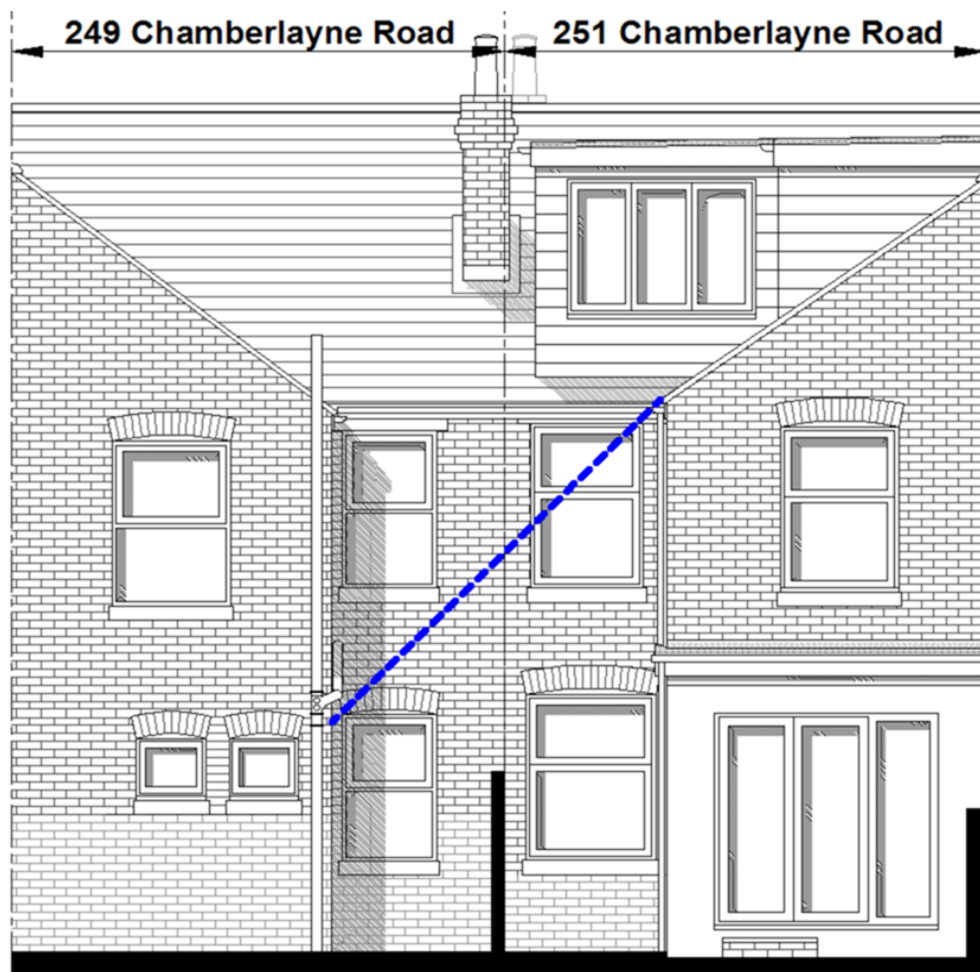


A 45 degree line (**In Red**) is taken from the centre point of the existing first floor window of No.249. This line must not be interrupted by structure of No.251 proposals. To ensure this the dormer is positioned away from the eaves of the existing roof at a sufficient distance so that the 45 degree line clears the top of the flat roof.

RIGHT:

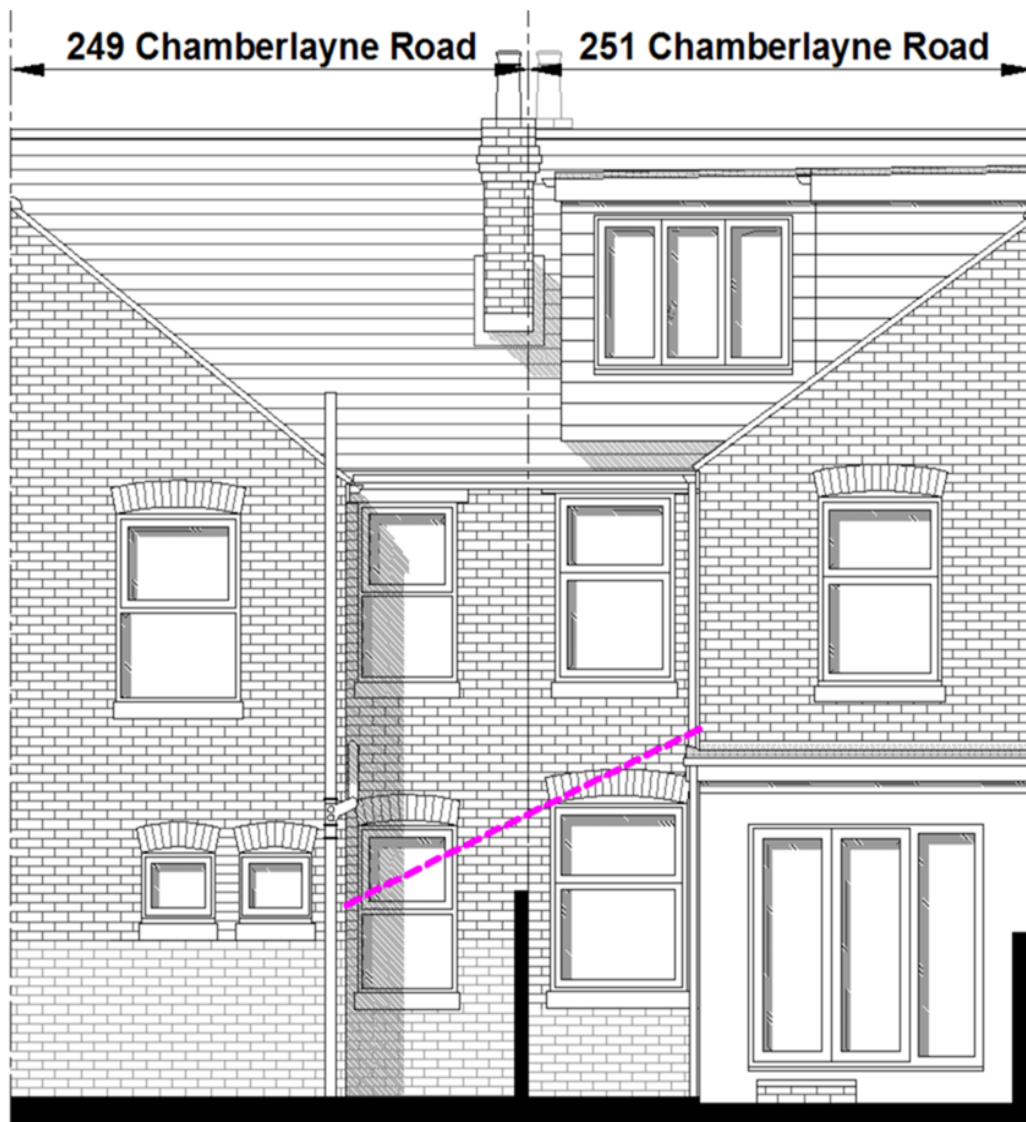
This photograph shows that there are no windows to the side elevation of No.249 that could be affected by the new dormer.

However there is a window to the rear elevation and window and door to the side elevation Of No.249 at ground floor level that should remain unaffected by the proposals.



A 45 degree line (**In Blue**) taken from the eaves of the existing pitched roof shows that the shadow line is already above the head of the existing rear window to No.249.

This indicates that the addition of the dormer will have negligible impact on loss of light to this window.

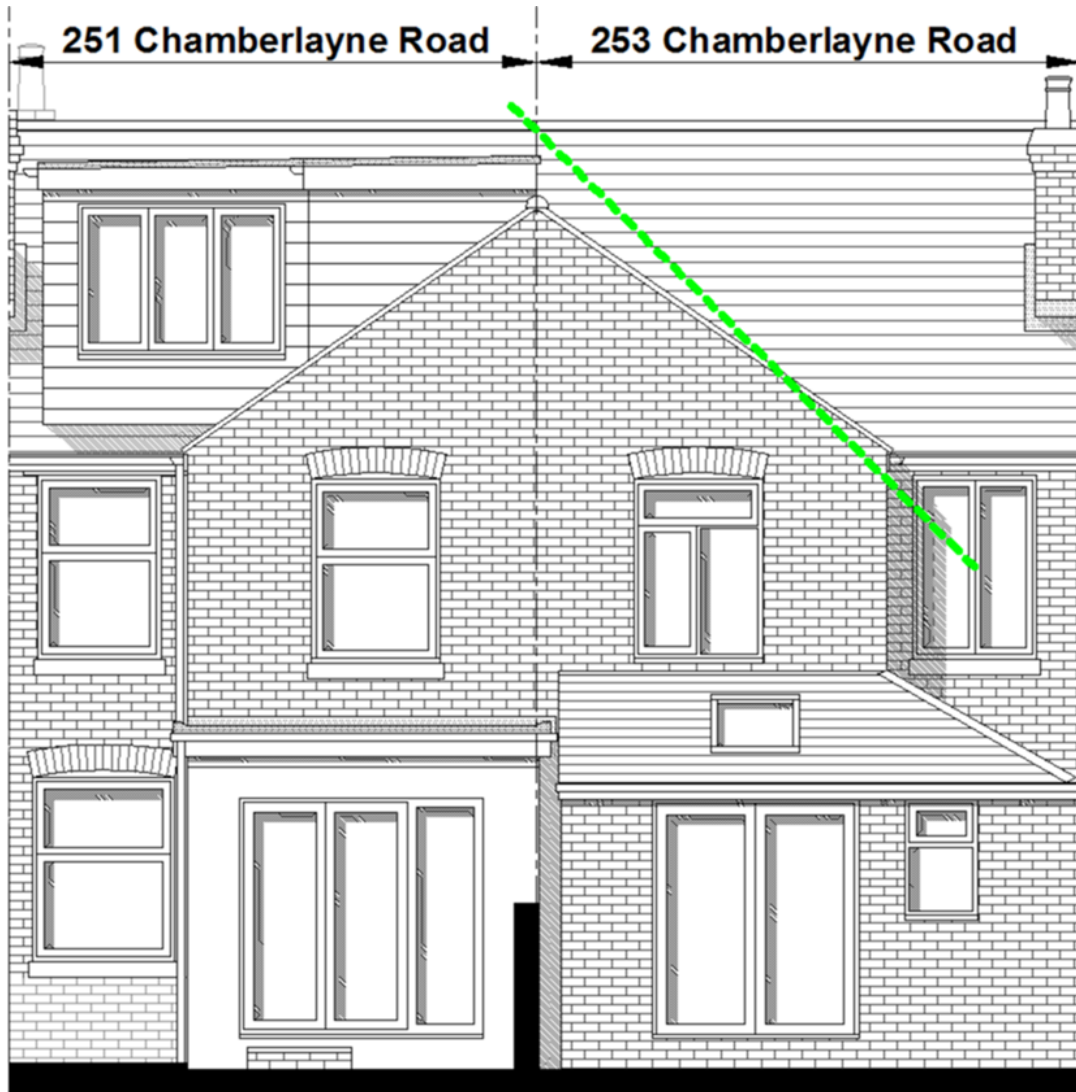


For existing windows opposite the structure the rule usually applied is a 25 degree line (In Magenta) taken from the centre point of the side window.

However this rule need not be applied in this case as:

- 1) The line is already interrupted by the existing structure of No.251 the addition of a dormer will have no effect on the existing situation.
- 2) This rule only applies to living rooms, bedrooms & dining rooms.
To No.249 this is a kitchen area therefore the rule is not applicable.

7.2 Overshadowing analysis to No.253



A 45 degree line (**In Green**) is taken from the centre point of the existing glazing to the first floor window of No.253. This line must not be interrupted by structure of No.251 proposals.

The above shows that this line is already interrupted by the eaves of the existing building and also that the line clears the top of the new dormer. The loss of light will therefore be negligible.

Additionally:

- The BRE guide also stipulates that right to light 45 Degree projection lines should also be taken horizontally from proposed adjacent structure. However in this situation the building footprint is not being altered and no additional structure is proposed to be projected beyond the existing rear or side elevations therefore the current situation will not worsen.

8.CAR PARKING

8.1 Analysis Of Existing & Proposed Car Parking

The proposal involves the extension of the existing three bedroom dwelling to a four bedroom dwelling through a loft conversion. Eastleigh Borough Council's Parking Standards Supplementary Planning Document sets out minimum off street parking requirements based on the number of bedrooms, with a 4 bed dwelling requiring 3 dedicated parking spaces.

The property benefits from a double garage located to the rear, accessed via the established rear service road. In addition to this off-street provision, the occupier holds a valid residential parking permit that enables the use of unallocated on street parking spaces across the following roads within the controlled parking zone:

- Chamberlayne Road
- Cherbrough Road
- Cranbury Road
- Derby Road
- Desborough Road
- Grantham Road
- High Street
- Market Street
- Nutbeem Road
- Southampton Road

This provides a practical and reliable level of additional parking capacity for both day-to-day use and visitors, without placing undue pressure on local parking availability.

Taken together, the on site double garage and the controlled on-street permit entitlement ensure the dwelling provides more than adequate parking capacity to meet the SPD's requirement for a four bedroom property. The proposal therefore complies with Eastleigh Borough Council's parking standards and will not result in harmful overspill parking within the surrounding area.

9. CIL LIABILITY

9.1 Analysis of CIL Liability

The property is to be extended by a total of 32m² GIA (This includes the eaves storage area)

This is below the 100m² CIL threshold usually applied to extensions

Additionally Eastleigh Borough Council is not currently charging CIL as stated on the EBC website:

"The CIL charge may be levied on different land uses e.g. residential, retail, and commercial and will be charged per square metre of new development (a new building or an extension) over 100 square metres of gross internal floorspace, or if it involves the creation of additional dwellings.

Eastleigh Borough Council consulted on a draft CIL Charging Schedule in 2013-2014. Following the Inspector's Report into the Eastleigh Borough Local Plan 2011-2029, the examination into this Charging Schedule was not progressed.

"The Council has chosen not to introduce CIL and will keep this under review in light of any national planning policy changes"

See: www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/local-plan/community-infrastructure-levy