



Planning Statement for a summer house at 21
Gordon road, Chandlers ford, S053 5AQ

1. Introduction

This Planning Statement is submitted in support of the householder planning application for the summer house located within the curtilage of the existing dwelling. The statement explains the intended use of the building, confirms its ancillary nature, and addresses matters raised in relation to drainage.

2. Intended Use of the Summer House

The summer house is intended for incidental and ancillary use to the main dwellinghouse only. It provides additional domestic space to support the enjoyment of the property, such as a garden room, hobby space, or quiet sitting area. The use of the summer house remains clearly subordinate to the primary residential use of the site.

3. Users of the Building

The summer house will be used solely by members of the household who occupy the main dwelling. It will not be used by non-residents and will not operate independently from the main house.

4. Separate Unit of Accommodation

The summer house does not form, and is not intended to form, a separate unit of accommodation. It will not be used for independent or self-contained overnight stays and cannot function as an independent dwelling.

5. Living Facilities

The summer house contains a small bathroom with a shower to support its incidental domestic use. No kitchen, cooking facilities, or dedicated sleeping accommodation are provided or proposed. The absence of these facilities ensures the building cannot function as a self-contained residential unit.

6. Commercial or Rental Use

The summer house will not be used for any commercial, business, or rental purposes, including holiday or short-term letting. Its use will remain strictly incidental to the residential use of the main dwelling.

7. Relationship to the Main Dwelling

The summer house is located within the residential garden and remains functionally and physically linked to the main dwelling. It shares access, garden space, and services with the house and has no separate access, curtilage, or identity.

8. Scale, Design, and Subordination

The size, design, and siting of the summer house are modest and clearly subordinate to the main dwelling. The building does not dominate the plot and respects the character of the host property and surrounding area.

9. Extensions and Alterations

No further extensions or external alterations are proposed beyond those shown on the submitted plans. Any future changes would be subject to the appropriate planning process.

10. Drainage

Foul Water Drainage:

The bathroom within the summer house is intended to be connected to the existing foul drainage system serving the main dwelling. No separate foul drainage system has been installed.

Surface Water Drainage:

Surface water from the summer house is disposed of within the site in a new soakaway.

Public Sewer:

No new or separate connection to the public sewer has been formed or is proposed in connection with the summer house.

11. Conclusion

The summer house is a domestic garden building that remains incidental and ancillary to the main dwelling. Although it includes a small bathroom, it does not contain sufficient facilities to function as a separate dwelling. The development does not result in the creation of a new residential unit, does not give rise to commercial use, and raises no drainage concerns. The proposal is therefore acceptable in planning terms.

Your Sincerely



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