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PLANNING STATEMENT

Certificate of Proposed Development for

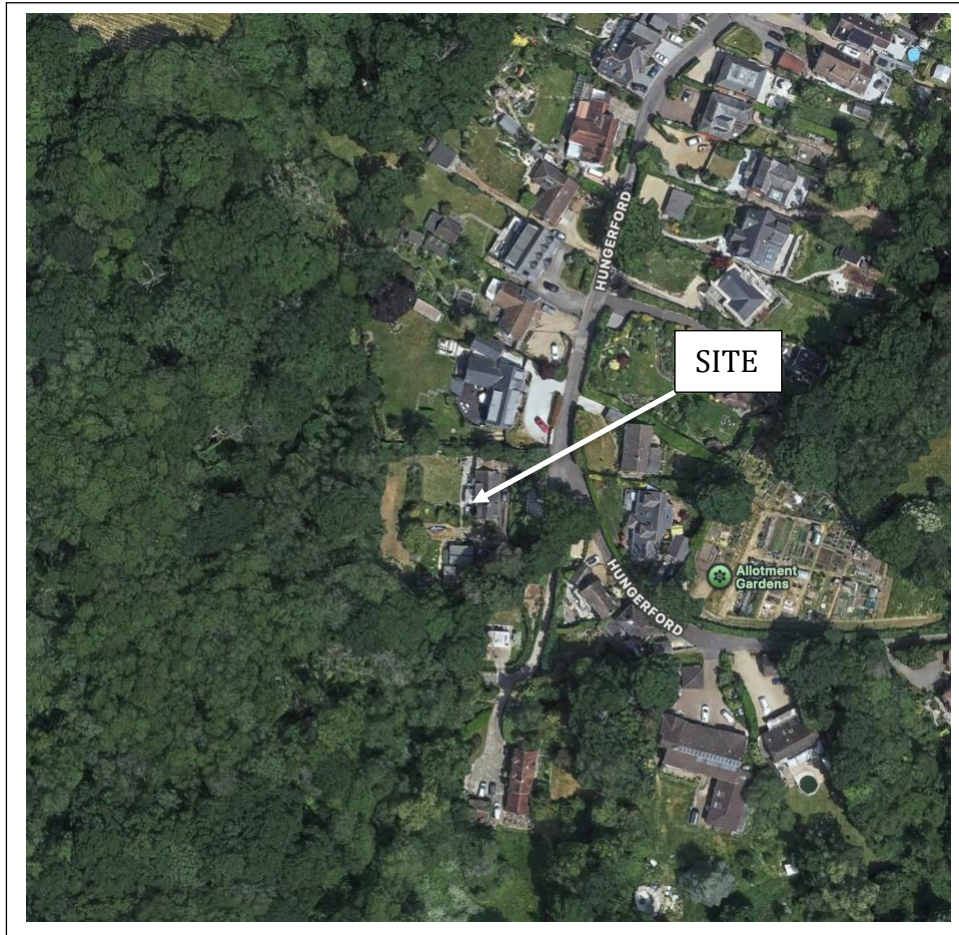
- a) A Rear Extension**
- b) Extension to the Roof**
- c) Porch**

at

Birch Spinney, Hungerford, Southampton SO31 8DE

DECEMBER 2025

1. THE APPLICATION SITE & SURROUNDINGS



- 1.1 The application site is located on the west side of Hungerford which is a narrow Lane comprising mainly linear residential development to the west of the main body of Bursledon village and to the south of Lowford.
- 1.2 The development comprises mainly detached dwellings in a mix of development styles on generally increasingly large plots towards the south.
- 1.3 The application site is a detached chalet style dwelling built in the 1960s with existing outbuildings to the south. The site slopes down from the Lane towards the west where land to the rear of the site, within the same ownership, lies within the Old Bursledon Conservation Area. The dwelling, garden and existing outbuildings are located outside of the Conservation Area.

2. THE APPLICATION PROPOSALS

- 2.1 The proposal comprises a rear single storey extension, a rear dormer and a front porch.

3. THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 2015 (AS AMENDED) [GPDO]

- 3.1 The GPDO sets out those forms of development (defined as such under Section 55 of the Town and Country Planning Act 1990 (as amended) which the Government has determined are to be deemed as 'permitted' and should not require the benefit of a planning permission. This is known as 'Permitted Development' (PD). Many forms of development are PD and much development within the curtilage of a dwellinghouse is deemed to be such (Householder PD).
- 3.2 All of the following relates to Householder PD in connection with the application site and will be referred to simply as 'PD'.
- 3.3 PD within Conservation Areas (CA) and within the curtilage of Listed Buildings is more restricted, however, **the application site is not within CA and is not a listed building; only the rear wooded area within the same ownership lies within the CA.**
- 3.4 Specific PD rights can also be removed by the Council through an 'Article 4 Direction' if they can demonstrate that these rights could result in demonstrable harm. **There is an Article 4 Direction in place but this covers only the area within the CA and relates to outbuildings only.**
- 3.5 There are several classes to each part of the GPDO. Each of those Classes is subject to various exclusion criteria which each proposal must meet if it is to be agreed as PD. The Government has published a Technical Guidance Note to assist in the interpretation of the criteria.
- 3.6 As will be noted from Section 2 above, this application involves the ground floor, single storey, rear extension to the dwelling, the addition to the existing rear dormer windows and a front porch. Each of these elements falls under a different class of PART 1 (Development within the Curtilage of a Dwellinghouse) –

Class A - Enlargement, *improvement or other alteration of a dwellinghouse*

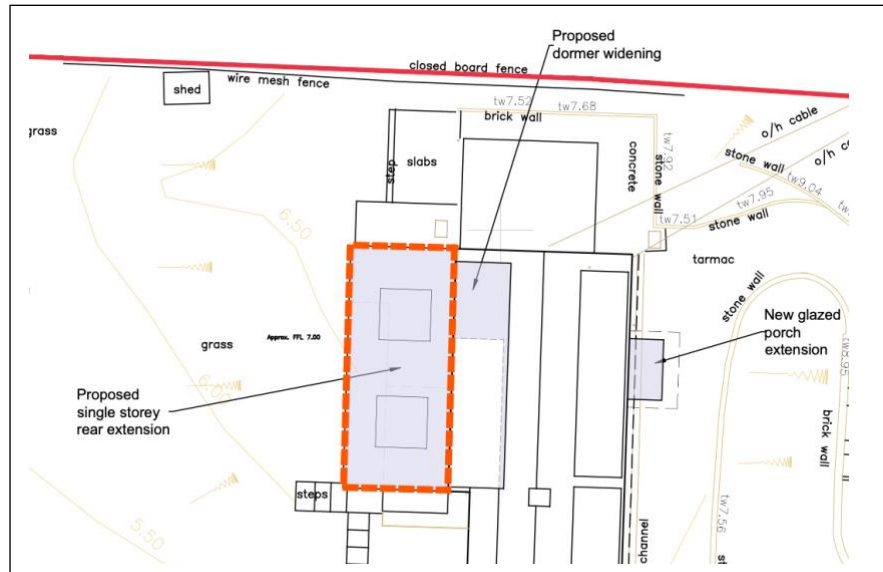
Class B - *Additions etc to the roof of a dwellinghouse*

Class D – *Porches*

- 3.7 The proposed extensions will be assessed in relation to criteria set out in each of these classes, as assisted by the Technical Guidance, below -

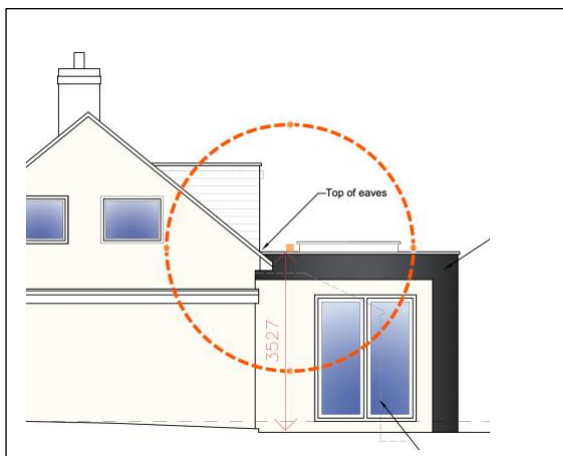
4. CLASS A - EXTENSIONS

- 4.1 The layout of the proposed extensions under this Class is shown by a dashed red line below:

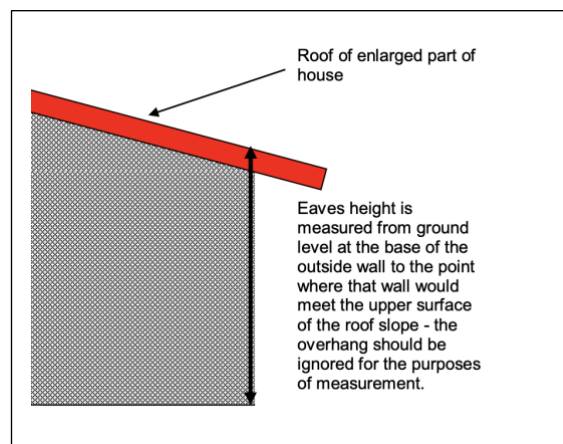


4.2 To be considered as PD the extension must:

- Be an extension to a lawful dwelling – *The dwelling was permitted under planning permission WIR9076/1 in January 1964– this criterion is met*
- The area of ground covered by the extensions must not be greater than 50% of the total area of the curtilage – *This criterion is met*
- The height of the extension would exceed the highest part of the roof of the existing dwellinghouse – *The proposed extension is a flat roofed addition to a pitched roof house – this criterion is met*
- The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse – *The height of the eaves as proposed on the submitted plans, below together with the aligned extract from the Technical Guidance:*



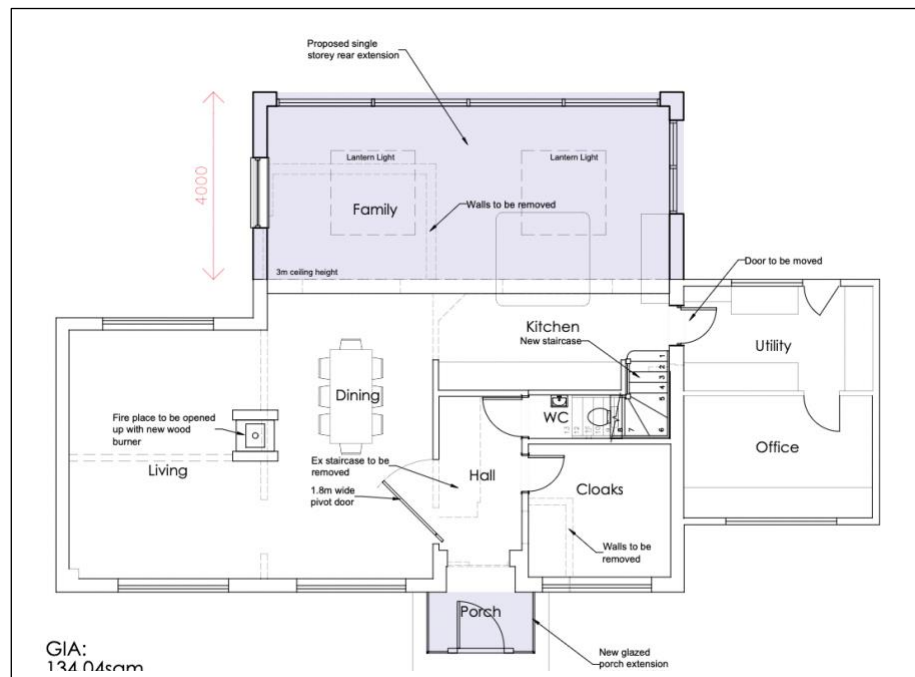
Proposed



Technical Guide

The Eave of the dwelling has been measured in line with the Technical Guide – This criterion is met

- The extension would extend the principal elevation or a side elevation fronting a highway - *The extension is to the rear – This criterion is met*
- If Single Storey, the extension would extend no more than 4m from the rear wall of the original dwellinghouse and be no more than 4m high – *The height is 3.57m (3.727m to top of roofflight) as shown in the 'Proposed' diagram under (d) above and is 4m deep - This criterion is met*



- The extension would be within 2m of a boundary and the eaves would exceed 3m – *The extension is NOT within 2m of a boundary – This criterion is met*



Existing rear elevation



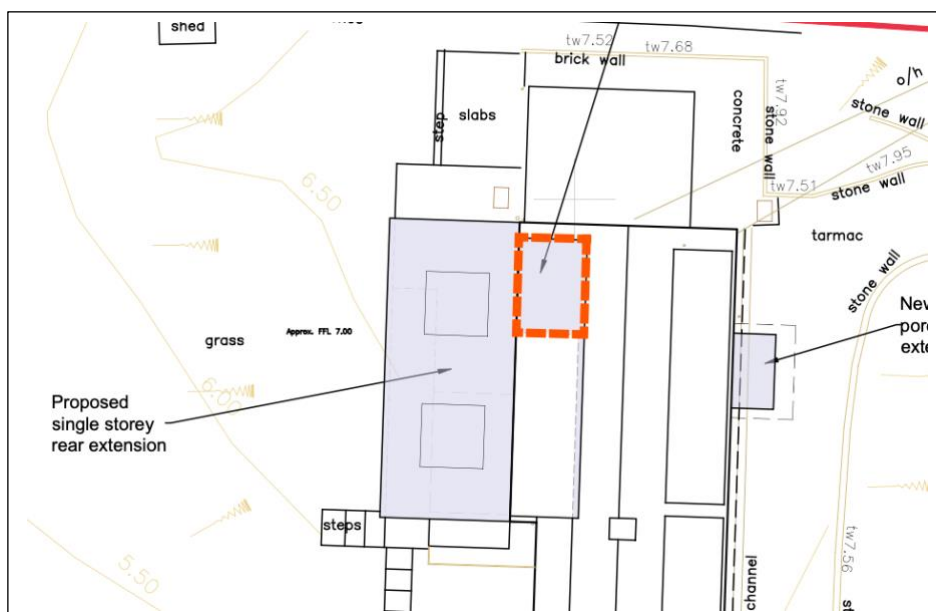
Proposed rear elevation

In addition -

- The Extension is not conjoined to any other extension and
- Would not include a veranda, balcony or raised platform, a microwave antenna, a chimney, flue or soil pipe, an alteration to the roof (See below) and is not on Article 2(3) land
- Materials will match the dwelling

5. CLASS B – ROOF ALTERATION (EXTENSION TO REAR DORMER)

5.1 The proposed Alteration is shown by a dashed red line below:



5.2 To be considered as PD the roof alteration must:

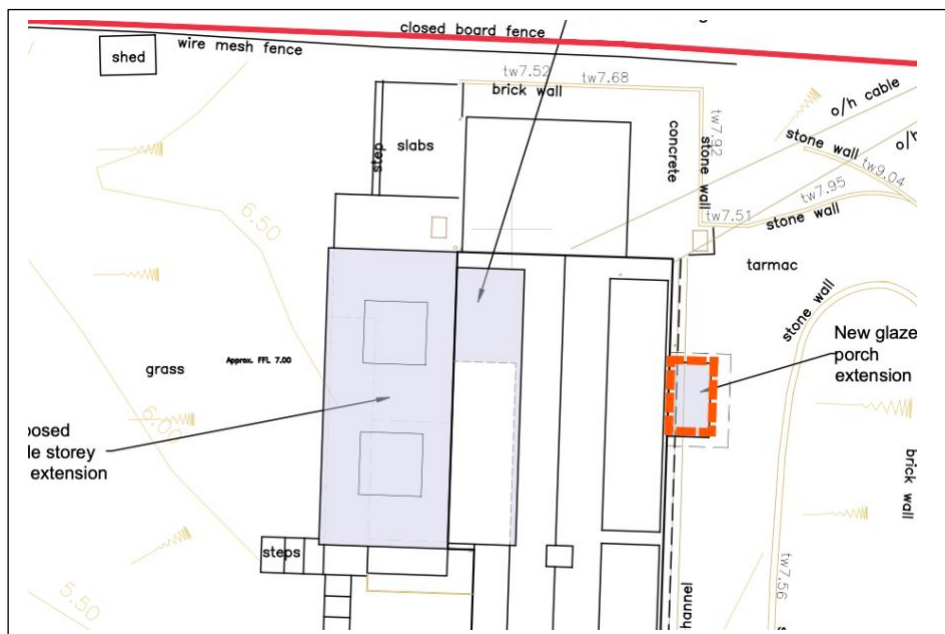
- Be an extension to a lawful dwelling – *The dwelling was permitted under planning permission WIR9076/1 in January 1964– this criterion is met*
- Not exceed the height of the highest part of the existing roof - *The proposed extension is a flat roofed addition to a pitched roof house – this criterion is met*
- Not extend beyond the plane of the roof forming the principal elevation - *The extension is to the rear – This criterion is met*
- The cubic content of the original roofspace would be exceeded by 50m³ –*the previous additions together with the current proposal total 9.12m³ and so do not exceed 50m³ – This criterion is met*

In addition -

- The Extension is not conjoined to any other extension and
- Would not include a veranda, balcony or raised platform, a microwave antenna, a chimney, flue or soil pipe, an alteration to the roof (See below) and is not on Article 2(3) land
- Materials will match the dwelling

6. CLASS D - PORCH

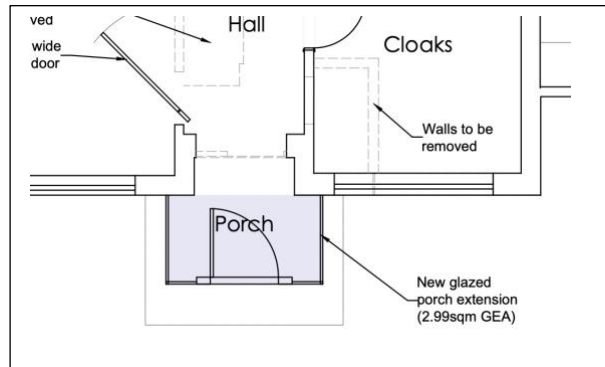
6.1 The proposed Alteration is shown by a dashed red line below:



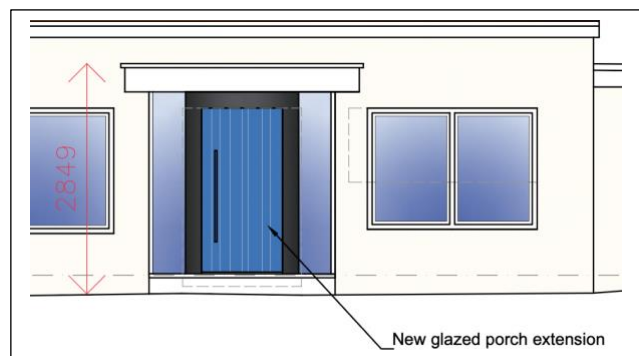
6.2 To be considered as PD the roof alteration must:

- Be an extension to a lawful dwelling – *The dwelling was permitted under planning permission WIR9076/1 in January 1964– this criterion is met*

- Have a **Ground Area** (measured externally) greater than 3m^2 – *The ground area is 2.99m^2 – This criterion is met*



- Any part of the porch would exceed 3m above ground level – *The proposed porch would be 2.849m in height – This criterion is met*



Proposed Porch



Existing Front Elevation

- Any part of the porch is within 2m of a highway – *The porch is NOT within 2m of the highway – This criterion is met*

7. CONCLUSION

- 7.1 The proposed extensions and additions have been carefully drafted to fall within the terms of Householder PD. This is demonstrated in the above breakdown of terms.
- 7.2 The proposed extension and alterations are therefore considered PD so that the Local Planning Authority is requested to grant a Certificate of Lawfulness of Proposed Development.