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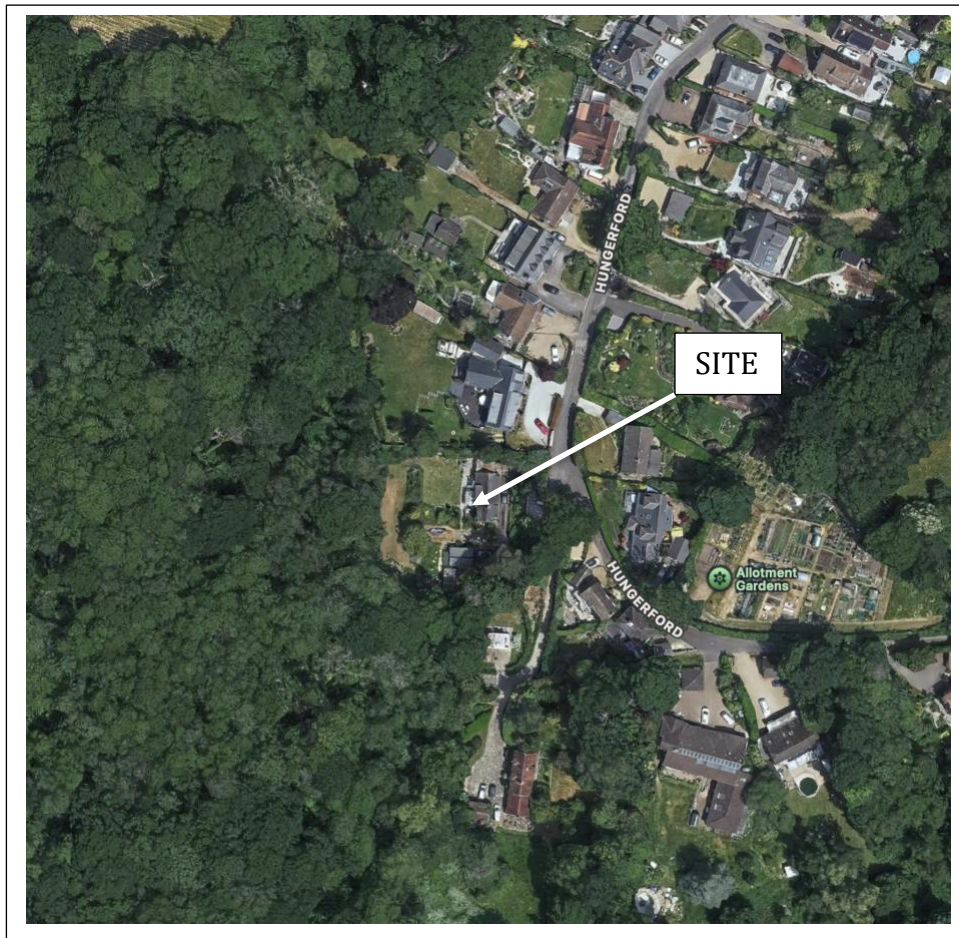
PLANNING STATEMENT

Certificate of Proposed Development for
a) Detached Outbuilding (Studio/Gym/Garage/Home Office)
b) Detached Carport
c) Pergola
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.

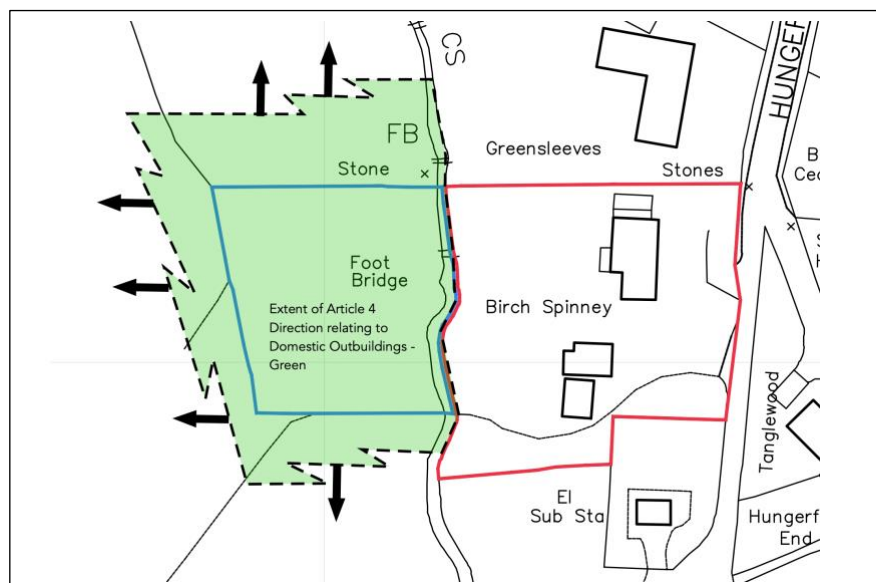
2. THE APPLICATION PROPOSALS

2.1 The proposals comprise:

- a) Detached Outbuilding (Studio/Gym/Garage/Home Office)
- b) Detached Carport
- c) Pergola

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

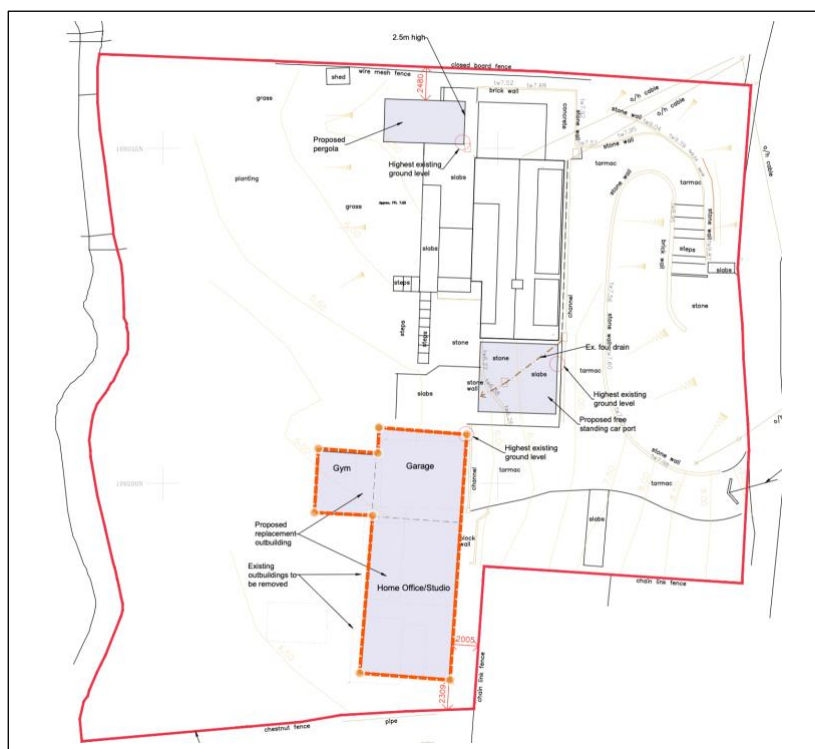
- 3.1 The GPDO sets out those forms of development (defined as such under Section 55 of the Town and Country Planning Act 1990 (as amended) which the Government has determined are to be deemed as 'permitted' and should not require the benefit of a planning permission. This is known as 'Permitted Development' (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 relate 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 A further Article 4 Direction covers a large swathe of the area but is in reference to use for hovercraft and is of no relevance to the current proposals.
- 3.6 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.
- 3.7 As will be noted from Section 2 above, this application involves the construction of various domestic outbuildings/structures. Each of the elements falls under Class E of PART 1 (Development within the Curtilage of a Dwellinghouse).
- 3.8 The proposed outbuildings will be assessed in relation to criteria set out in Class E, as assisted by the Technical Guidance, below -

4. GYM/STUDIO/GARAGE/HOME OFFICE

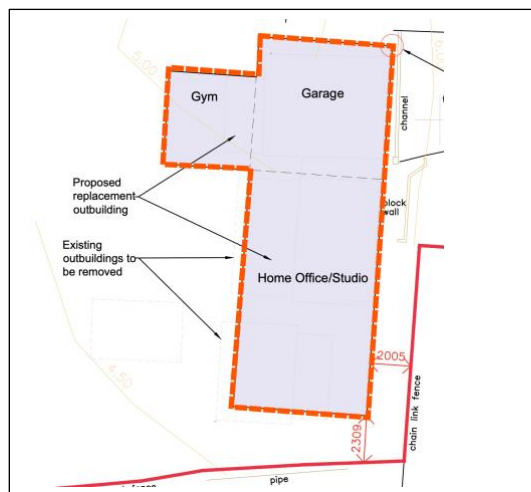
- 4.1 The layout of the proposed outbuilding is shown by a dashed red line below:



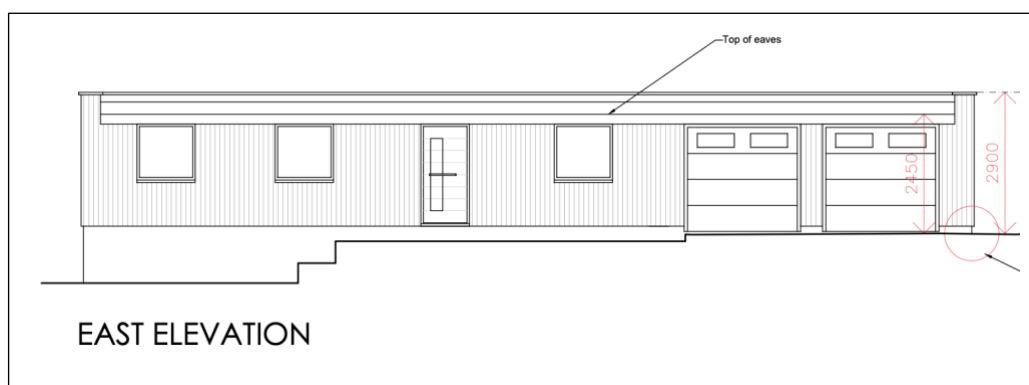
- 4.2 To be considered as PD the outbuilding must:

- Be an outbuilding 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 buildings, container and enclosures must not be greater than 50% of the total area of the curtilage – *This criterion is met.*
- No part of the outbuilding should be forward of the principal elevation of the dwelling – *this criterion is met.*
- The building would have more than a single storey – *This criterion is met.*
- The height of the building would exceed 3m if not dual pitched or within 2m of a boundary. The Technical Guidance clarifies how the height must be measured **‘The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building, enclosure, or container to its highest point.’** – *The plans below show the distance of the building from the boundaries and the height of the building at the highest ground level adjacent to it – This criterion is met.*



Proximity to boundary.



Height of building using Technical Guidance definitions

- The height of the eaves would exceed 2.5m – the plan above shows the single eave measure by the same method as set out in the

Technical Guidance – *The proposed eaves would be 2.45m – This criterion is met.*

In addition -

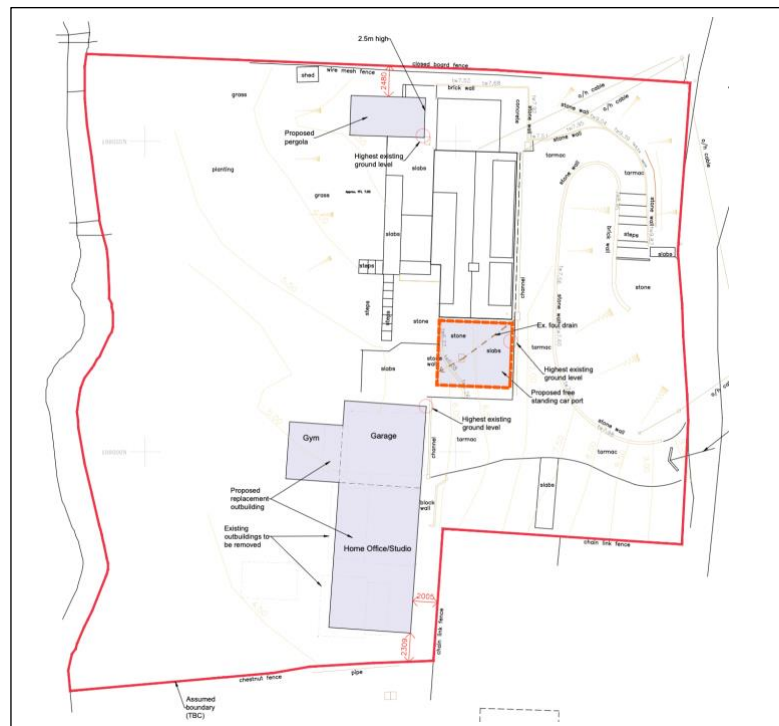
- The Outbuilding would not include a veranda, balcony or raised platform, a microwave antenna, and
- is not on Article 2(3) land



Existing outbuildings to be removed

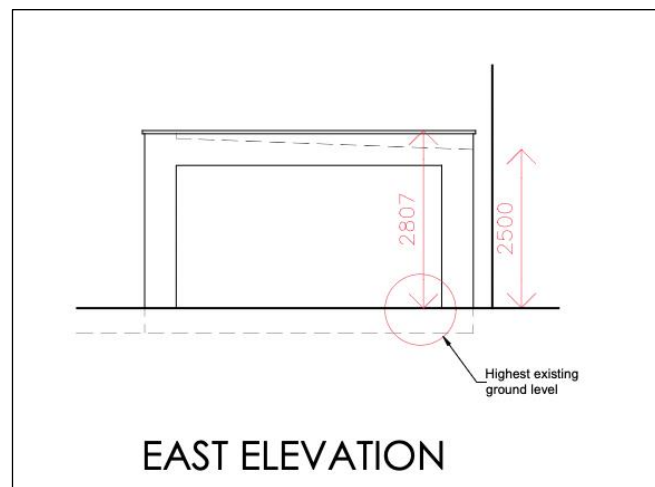
5. CAR PORT

5.1 The proposed Car Port building is shown by a dashed red line below:



5.2 To be considered as PD the outbuilding must:

- Be an outbuilding 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 buildings, container and enclosures must not be greater than 50% of the total area of the curtilage – *This criterion is met*
- No part of the outbuilding should be forward of the principal elevation of the dwelling – *this criterion is met*
- The building would have more than a single storey – *This criterion is met.*
- The height of the building would exceed 3m if not dual pitched or within 2m of a boundary. The Technical Guidance clarifies how the height must be measured **‘The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building, enclosure, or container to its highest point.’** – *The building is in excess of 2m from any boundary. The plan below shows the height of the building at the highest ground level adjacent to it [2.807m] – This criterion is met.*



- The height of the eaves would exceed 2.5m – *as shown above, the eave of the building would be 2.5m – This criterion is met.*

In addition -

- The Outbuilding would not include a veranda, balcony or raised platform, a microwave antenna, and
- is not on Article 2(3) land

6. PERGOLA

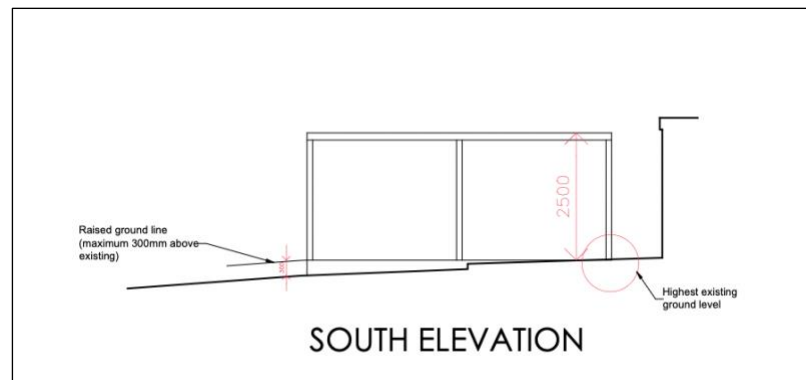
- 6.1 The proposed Pergola building is shown by a dashed red line below and is an open structure:



- 6.2 To be considered as PD the pergola must:

- Be an outbuilding 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 buildings, container and enclosures must not be greater than 50% of the total area of the curtilage – *This criterion is met*
- No part of the outbuilding should be forward of the principal elevation of the dwelling – *this criterion is met*
- The building would have more than a single storey – *This criterion is met.*
- The height of the building would exceed 3m if not dual pitched or within 2m of a boundary. The Technical Guidance clarifies how the height must be measured '**The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building, enclosure, or container to its highest point.**' – *The building is 2.4m from any*

boundary [see plan] and is 2.5m in height up to a max. of 2.8m (see drawing below – This criterion is met.



In addition –

- Part of the structure would include an area of raised platform no greater than 0.3m resulting in a maximum height of less than the 3m allowed for this form of structure
- But is not on Article 2(3) land

7. CONCLUSION

- 7.1 The proposed outbuildings 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 outbuildings are therefore considered PD so that the Local Planning Authority is requested to grant a Certificate of Lawfulness of Proposed Development.