

1924_L01_Rev0

Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Sir/Madam,

Re: Householder Planning Permission – 62 Westfield Road, Chandler's Ford, Eastleigh, SO53 3GW

We act on behalf of the owners of the above property and write further to the grant of planning permission under reference H/22/93617 for a part single / part double storey rear extension. This letter accompanies a revised application seeking approval for a minor amendment to the approved rear elevation arrangement. This submission is intended to act as a covering letter and a combined Planning, Design and Access Statement.

The approved scheme includes a part double-storey/part single-storey rear extension where the first-floor element is set back from the ground floor projection, primarily to ensure compliance with the commonly applied 45-degree daylight guideline in relation to the adjoining neighbouring property.

The applicant now seeks approval for a modest amendment whereby the first-floor rear elevation aligns vertically with the ground floor, resulting in a slight reduction in the angle of sight from approximately 45 degrees to circa 44 degrees when measured from the nearest affected habitable room window of the neighbouring dwelling (No.64).

The change is small in area and visual terms, but offers a number of tangible design and construction benefits, as set out below.

- 1) From a design perspective, the amended arrangement creates a cleaner, more coherent rear elevation, avoiding unnecessary articulation that is not apparent from any public viewpoint. The proposal does not affect the principal elevation, roof form, materials, or overall scale of the development.
- 2) The extension remains clearly subordinate to the host dwelling, and the revised rear elevation would not appear dominant or overbearing when viewed from neighbouring gardens. Importantly, the amendment does not materially alter the perceived bulk or massing of the approved scheme when assessed in the context of the surrounding residential environment.
- 3) It is acknowledged that the revised arrangement would result in a marginal deviation from the 45-degree guideline, reducing the angle of sight to approximately 44 degrees. However, it is well established in planning practice and appeal decisions that the 45-degree rule is a guideline rather than an absolute policy requirement and should be applied with planning judgement.

In this instance:

- The difference is de minimis (approximately 1 degree)
- There would be no material additional loss of daylight or sunlight beyond that already accepted under the approved scheme
- The neighbouring property would not experience an unacceptable sense of enclosure or loss of outlook.

The development therefore continues to comply with the aims of Policy DM1 (General Development Criteria) of the Eastleigh Borough Local Plan, which seeks to safeguard residential amenity without imposing inflexible numerical tests.

4) The proposed amendment delivers a number of practical and sustainability-related benefits, including:

- Reduced structural complexity, avoiding additional steelwork required to support a stepped arrangement
- Lower material use, and promotion of sustainable construction
- Improved buildability, reducing construction time and associated disruption
- Reduced long-term maintenance risk, including a lower likelihood of junction failures or water ingress at stepped interfaces

These benefits represent a reasonable and proportionate trade-off, particularly where no material planning harm arises as a result of the change.

In summary, the proposed amendment:

- Results in only a negligible departure from the 45-degree guideline
- Causes no material harm to neighbouring amenity
- Improves the architectural coherence and construction efficiency of the scheme
- Remains fully compliant with the intent and objectives of the Eastleigh Borough Local Plan, particularly Policy DM1.

When assessed holistically, the proposal represents a minor and sensible refinement to the approved development, and it is respectfully requested that the Local Planning Authority supports the amendment. Should any further clarification or additional information be required, we would be pleased to assist.

Yours faithfully,



Ranjeet Shahi
Architect
For and on behalf of R S Studio