

## STATEMENT OF PROPOSED PERMITTED DEVELOPMENT

For extension and alteration to  
**31 Southlands, Pennington, SO41 8EE**

### 1 INTRODUCTION

This Statement has been prepared in support of an application for a Certificate of Lawful Use in confirmation of the proposals being Permitted Development for a single residential property. 31 Southlands is not a listed building nor within a Conservation Area.

The building has been in residential use since built in the early 1960s and no change of use is proposed. The existing house is a bungalow with all accommodation at ground floor level, providing one double and two smaller bedrooms, Living Room, Dining Room and Kitchen. No alterations have been carried out since built with the exception of a Conservatory to the rear, believed to have been added in the early 1980s, covering the external doors and window to the Kitchen and Dining Room. There is a detached single Garage built at the same time as the original house.



Fig 1 Front elevation of 31 Southlands

The adjacent house, No 29 Southlands, is a similar bungalow while No 33 Southlands is now a chalet bungalow which has been extended into the roof under planning permission granted in 2015.

## 2 THE SITE

The property is located on the south-west side of Southlands, which is a U-shaped residential road off Widbury Road in Pennington. There is a driveway leading to a Garage set back behind the house on the left side of the house (as viewed from Southlands).

The property is of brick with rendered panels above a brick plinth to the front elevation only (see Fig 1), with a concrete tiled roof, PVC rainwater goods and windows. The windows to the Kitchen and door to the Dining Room are original steel framed, now covered by the Conservatory. The Conservatory is PVC framed. The detached Garage is of brick with concrete tiled roof matching the house.

The existing house including Conservatory is 101.4m<sup>2</sup>, excluding the Garage which is 15.2m<sup>2</sup>, making a total of 116.6 built area.

The garden extends around all sides, including an area 4.4 - 4.5m wide on the north-west side of the house. There is a narrow gateway in the low brick wall along the back of the footpath to Southlands although there is a wider dropped kerb to the road.



Fig 2 Rear elevation of 31 Southlands

It is proposed to remove the Conservatory on the back of the house and replace with a single storey extension to the existing Kitchen and Dining Room with a flat roof. A second single storey extension is proposed on the north-west side of the house with a hipped roof matching the existing, extending the existing ridge level. The existing brick chimney will be removed above roof level. Both extensions will be in brick to match the existing.



Fig 3 Garden to north-west side of house, adjacent to No 33

The timber fence shown above will be removed during construction and reinstated on completion with a gate incorporated for access.



Fig 4 Front of house showing position for Porch to front door set back from forward Gable

A Porch will be added to the front of the house but set back behind the forward elevation of the front Bedroom, to provide a draught lobby to the entrance in order to reduce heat losses and provide a coats storage cupboard. The Porch will be constructed in brick to match the existing brick plinth and pier details to the elevation with the panel facing the front rendered to match existing. A flat roof will be provided to minimise intrusion into the pitched roof but above the level of the existing gutter in order to provide the necessary level of roof insulation to meet the Building Regulations.

The plot extends to approximately 607.4 m<sup>2</sup> shown outlined in red below.

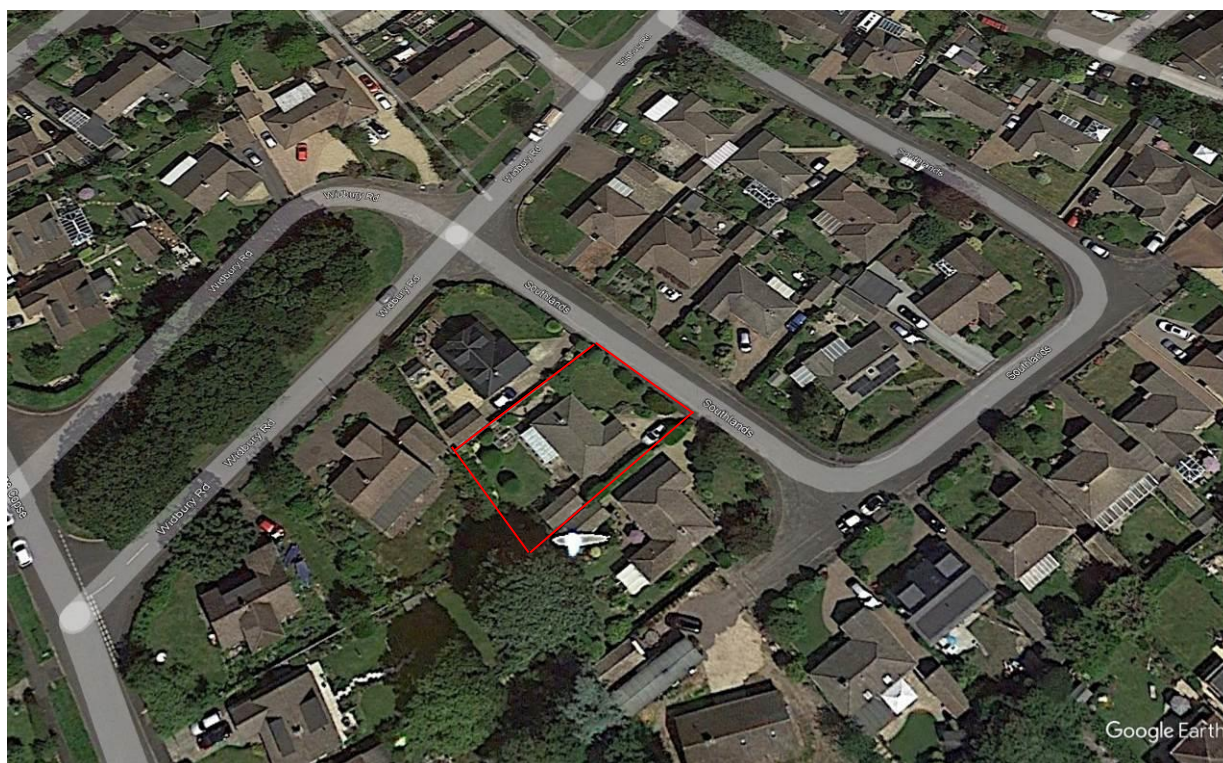


Fig 5 Aerial view of Southlands outlined in red (image courtesy of Google Earth)

### 3 DESIGN

The extensions is within the allowances for Permitted Development for single storey extension to a detached residence (see drawings 2301/03 and 06). The rear extension will be the same width as the existing Conservatory and 3.16m deep, with PVC gutters (at the same level as the existing to the house) to a flat roof raised above the level of the eave in order to provide the necessary level of roof insulation to meet the Building Regulations. The wall will be in brick to match the existing.

The proposed new windows to the front elevation will be in the existing Sitting Room will be set in the existing French window opening which will be blocked up to the new sill level. The existing casement window opening in the east wall will be blocked up and rendered flush with the existing surface.

The existing Living Room window to the front elevation will be replaced as two separate windows for the new internal layout (see drawings 2301/06 and 10). New windows to the side extension will match the existing with the side window 2.5m from the boundary. The rear extension will have full height bi-fold doors to the garden and a window to the side to match those in the side elevation. Windows to the existing Bathroom and new Shower Room will be

altered to suit the new layout. No change is proposed to the window facing the driveway and No 29.

PV panels will be added to the south-west face of the roof with battery storage in the Garage.

Changes to the garden landscaping will include widening of the driveway access in the front garden wall which is extremely narrow for modern vehicles. Shrubs along the driveway and behind the front wall adjacent to the driveway are heavily overgrown and will be reduced, removed or repositioned to allow access and manoeuvring space for turning a car off road.

#### **4 USE**

The present residential use will remain unchanged.

#### **5 THE AMOUNT OF DEVELOPMENT**

The built area of house including the extensions will be 117.7m<sup>2</sup>, representing an addition of 16% of the existing internal floor area of the house. The depth of the rear extension proposed is 3.16m, leaving a minimum of 9.3m depth of garden to the rear boundary, extending to 11.97m at the south corner of the site). The eaves height (top of gutter) will be 2.43m matching the existing. The hipped roof of the side extension will be the same height as the existing. The rear extension flat roof will be a low pitch to provide adequate drainage to gutters set at the same level as the existing. The requirement for insulation to meet the Building Regulations will require the roof to be approximately 300mm above gutter level with a sloped edge. The existing chimney will be removed above roof level to provide support to new roof ridge board A separate gas flue from the boiler already exists beside the masonry chimney and will be retained.

The proposed front Porch is set back 655mm from the forward face of the Bedroom gable wall. The eaves height The proposals are therefore within the limits of Permitted Development for such an extension.

#### **6 PERMITTED DEVELOPMENT**

The internal floor space of the existing house is 101.4 m<sup>2</sup> (117.7 m<sup>2</sup> including the Garage) and including the proposed extensions 117.7 m<sup>2</sup> (134.0 m<sup>2</sup> including the Garage), representing an addition of 13.8% built area. The extended building (including the Garage) will occupy just 22% of the site area.

No part of the extensions will be higher than the existing roof. The eaves level of the extensions will be at the same level as the existing.

The side extension will be no more than half the width of the house, actually 1.915m compared with 11.745m width of the existing.

The Porch to the front elevation will have a floor area of 4.5m<sup>2</sup> measured to external face of walls or 3.7m<sup>2</sup> measured internally. A separate planning application for permission for this will be made if required.

#### **7 ACCESS**

Access to the site is unchanged. The opening in the front boundary wall to the driveway is only 2.5m wide but the dropped kerb already in place is considerably wider. It is proposed to widen the gateway opening to provide a safer access to a width of 3.4m. no alteration to the existing dropped kerb will be required. The garden will be graded outside the front porch to ease access to the dwelling for a wheelchair user. A number of internal doors will be widened to provide wheelchair access. Level access will also be provided at rear doors by grading of the ground levels in the garden or provision of ramped paths.



Driveway access to 31 Southlands



Front boundary wall showing dropped kerb wider than existing driveway.

## **8 LANDSCAPING**

Improvements to access paths as described above. A number of the shrubs in the front garden require substantial pruning or removal as they are heavily overgrown. Replacement shrub planting will be provided but no trees which would create shading of adjacent properties are proposed. Some planting along the north-west boundary will be provided to improve privacy between No 31 and No 33 but will be kept under strict control with a height limit of 1.8m.

The existing concrete paved drive will be removed and replaced with self-draining materials.

## **9 FLOOD RISK MITIGATION**

The proposals do not increase flood risk on the site. The existing driveway is paved with in-situ concrete which will be removed and replaced with a self-draining surface of block pavers or gravel. The concrete path leading to the front door will be similarly replaced with block pavers.

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Design Statement – 31 Southlands, Pennington, SO41 8EE  
05 November 2023