Justification Statement to Accompany Certificate of Lawful Development (proposed) at 351 Fair Oak Road, Fair Oak, Eastleigh, SO50 8AA.

The property falls within Class C3 use & has been in continuous use as a residential dwelling since originally constructed therefore permitted developments rights are considered applicable.

Under Class A rear extension the proposal -:
a- will not cover more than 50% of the curtilage
b -the proposed roof height will not be greater than the highest part of the existing roof
c- the eaves will not be higher than the highest part existing eaves height
d- is not on the front or principle elevation, nor closer to a highway
e- does not extend more than 3M from the existing rear, is not more than 4M tall
ea- not within article1(5) land
f- is only one storey in height& more than 7m remains to the rear boundary
g- being within 2M of the boundary the eaves do not exceed 3M in height
h- does not extend 4M & is single storey
i – no balcony or antenna proposed

All materials to match existing.

Under Class C changing the existing flat roof
The proposal will not-:
a- be higher than any part of the highest existing roof
b- the works will not extend beyond the plane of the existing roof slope nor is it on a principle or highway elevation.
c- the cubic capacity of the altered roof will not exceed 50M3
d- no balcony or veranda proposed