



Development Management
Eastleigh Borough Council
Upper Market Street
Eastleigh
SO50 9YN

Spruce Town Planning Ltd
Office 9, Fleming Court
Leigh Road
Eastleigh, Hampshire
SO50 9PD

Date: 1st August 2022

Dear Sir\Madam,

RE: FOUR WINDS, ALLINGTON LANE, FAIR OAK

Please find the enclosed application for a certificate of lawfulness for existing development to confirm that the annexe building at Four Winds, Allington Lane, Fair Oak is lawful.

The application site contains three buildings, those being the main house, a detached garage, and the annexe that is the subject of the application. Our enquiries to the Local Authority have not identified any planning history for the annexe.

As stated in the attached declarations, the annexe is understood to have been constructed in around 2015 by the previous owner of the property. It was present on the site at the time of the Applicant's purchase of the property in mid-2017. The sales particulars for the property from that time are still visible on the Rightmove website at: <https://www.rightmove.co.uk/house-prices/detailMatching.html?-prop=42803451&sale=89928276&country=england> and the annexe can be clearly seen on those.

The annexe is used by the Applicant's family and provides for home office space, guest accommodation and living space as required. It shares the same services as the main house and there is no subdivision of garden space.

The annexe has been present on the site for a period well in excess of four years. It is visible on aerial imagery at www.google.co.uk and its outline appears on Ordnance Survey mapping. It is also visible on the LPA's own Local Plan Proposals Map.

We therefore consider that by virtue of the longstanding presence of the annexe for a period in excess of 4 years that the building is lawful under section 171B of the Town and Country Planning Act 1990 (as amended).



We trust that this letter and the enclosed documents will be sufficient to enable you to issue the certificate of lawfulness but if any further information is required or you have any queries then please let us know.

Yours faithfully



Matthew Holmes BA (Hons) MA MRTPI, Director