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10 March 2023

VIA PLANNING PORTAL

Dear Sir/Madam

RE: APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED USE OR DEVELOPMENT AT LARKBY, KEW LANE, BURLESDON, SOUTHAMPTON, SO31 8DD

Fredrick Adam Ltd has been instructed by Mr and Mrs Youngman, to submit an application for a Lawful Development Certificate for extensions pursuant to Part 1, Schedule 2, Classes A and D of The General Permitted Development Order 2015 (GDPO as amended).

Part 1 of Schedule 2 to the Order sets out the permitted development (PD) rules concerning what enlargements, improvements, alterations and other additions a householder may make to their house and the area around it without the need for an application for planning permission.

Larkby is not a listed building, the property is not on Article 2(3)¹ land and Eastleigh Borough Council. (EBC) has not removed permitted development (PD) rights by an Article 4 direction².

The extent of the 'existing' dwelling house for the purpose of the GDPO is evidenced on application drawing 2205_153.

An LDC is sought to confirm that the following work can be undertaken off the original walls of the dwelling house without the benefit of planning permission:

Class A:

- 2x single storey side extensions which are less than half the width of the original dwelling house.

¹ A Conservation Area (CA), an Area of Outstanding Natural Beauty (AONB), an area specified for the purpose of section 41(3) of the Wildlife and Countryside Act 1981, the Broads, a National Park or a World Heritage Site.

² Article 4 of the General Permitted Development Order.

- The materials will be “of a similar appearance” to the existing house and the eaves will be no higher than the existing.

Class D:

- The construction of 1x porch outside the existing external door of the dwelling house. The maximum area of each porch is 3 square metres and they will be no higher than 3m.

The existing dwelling house measures 106.70m². The proposed extensions will add 66.51 m² to the existing dwelling house to create a dwelling measuring 176.21m².

The application comprises ONE copy of the following:

1. Cover letter dated 10 March 2023 prepared by Fredrick Adam Ltd.
2. Completed application form and fee for the sum of £135.20 (paid via the Planning Portal).
3. Application drawings prepared by John Pardey Architects (JPA) as follows:
 - Existing site plan, drawing number 2205_152.
 - Proposed block plan, drawing number 2205_153.
 - Existing plan and elevations, drawing number 2205_251.
 - Proposed plan and elevations, drawing number 2205_252.
4. Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information.

I look forward to receiving confirmation the application has been validated and a case officer allocated. I also welcome an opportunity to discuss the application with the case officer and if further information is required, respectfully request an opportunity to submit it during the determination period.

Please do not hesitate to contact me via phone on: 07921 211386 or via email at: kerry@fredrickadam.com to arrange a site visit.

Kind regards

Yours faithfully



KERRY DAMES

DIRECTOR

For and on behalf of Fredrick Adam Ltd