



PINK GRANITE

LAWFUL DEVELOPMENT CERTIFICATE STATEMENT

Lawful Development Certificate Application for:

Single storey rear extension

Site Address:

238a Bournemouth Road, Chandler's Ford, SO53 3HB

Applicant:

Mr. Gurvinder Singh

May 2026



PINK GRANITE REFERENCE: 260039

04 May 2026

Eastleigh Borough Council

Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Submitted via online lodgement portal

Dear Sir/Madam,

Lawful Development Certificate Application for single storey rear extension on land at 238a Bournemouth Road, Chandler's Ford SO53 3HB

1. INTRODUCTION

- 1.1 We write on behalf of the applicant and landowner, Mr. Gurvinder Singh, in lodging this Lawful Development Certificate (LDC) application. Pursuant Section 192 of the Town and Country Planning Act 1990 (as amended) this LDC application seeks determination as to whether the proposed single storey rear extension is permitted development under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (herein referred to as the GPDO).
- 1.2 This supporting statement is purposed to provide an overview of the application site and planning history, describe the application proposal, and provide an assessment against the permitted development limitations set out under Class A of Part 1 of the GPDO. As confirmed in the assessment carried out below, the proposal satisfies the conditions and limitations of Class A and therefore qualifies as permitted development.
- 1.3 This LDC application should be read in conjunction with the following supporting drawings and documents:
 - Existing Floor Plans
 - Existing Elevations
 - Existing Block and Location Plan
 - Existing Site Plan
 - Proposed Floor Plans
 - Proposed Elevations



- Proposed Block and Location Plan
- Proposed Site Plan
- Application Form

2. SITE AND SURROUNDS

- 2.1 The site is situated within a well established residential area of Chandler's Ford, in the north-west of Eastleigh. The site has frontage to Bournemouth Road to the east and is bound to the north, south and west by detached house plots and an unformed access handle that connects to Velmore Road. The surrounding area is Arcadian in nature, generally comprising large detached dwellings set within generous garden grounds.



Figure 1: Site location map (Source: Google Earth)

- 2.2 The site measures c. 832m² and comprises a two storey detached five bedroom dwellinghouse set within extensive garden grounds, typical of properties found in the locality. An area of hardstanding is located to the front of the property and provides off-street parking, while the rear of the property consists of flat garden ground enclosed by a timber board fence. The rear garden ground is largely imperceptible from the street due to it being enclosed by neighbouring dwellings and mature vegetation. The site does not have any recent planning history to note.



- 2.3 The site falls within the urban edge, as defined by the Eastleigh Borough Local Plan 2016-2036 (Local Plan). The site is unconstrained by heritage and environmental designations and is not at risk of flooding (Flood Zone 1). Many trees within the locality are protected by Tree Preservation Orders (TPO), including the neighbouring land to the south-west of the site. However, the site itself does not contain any trees, and the proposed rear extension maintains sufficient separation to the neighbouring trees outside the red line boundary.



Figure 2: TPO map (Source: Eastleigh Borough Council)

- 2.4 The photographs of Figures 3 – 5 show the rear garden curtilage of the site where the proposed extension will be located.



Figure 3: Photo of rear elevation of existing dwellinghouse (Source: applicant)



Figure 4: Photo of rear patio where the rear extension will take place (Source: applicant)



Figure 5: Photo of wider rear garden curtilage (Source: applicant)

3. PROPOSAL OVERVIEW

- 3.1 The proposal involves a single storey rear extension which measures 4 m (D) x 10m (W) x 3.65m (H). The extension is intended to increase the size of the existing kitchen, which is undersized and consequently does not adequately meet the needs of the applicant's family. Externally, the extension has been designed with brick walls, a tiled roof and ample fenestration to reinforce and enhance the character and appearance of the existing house.

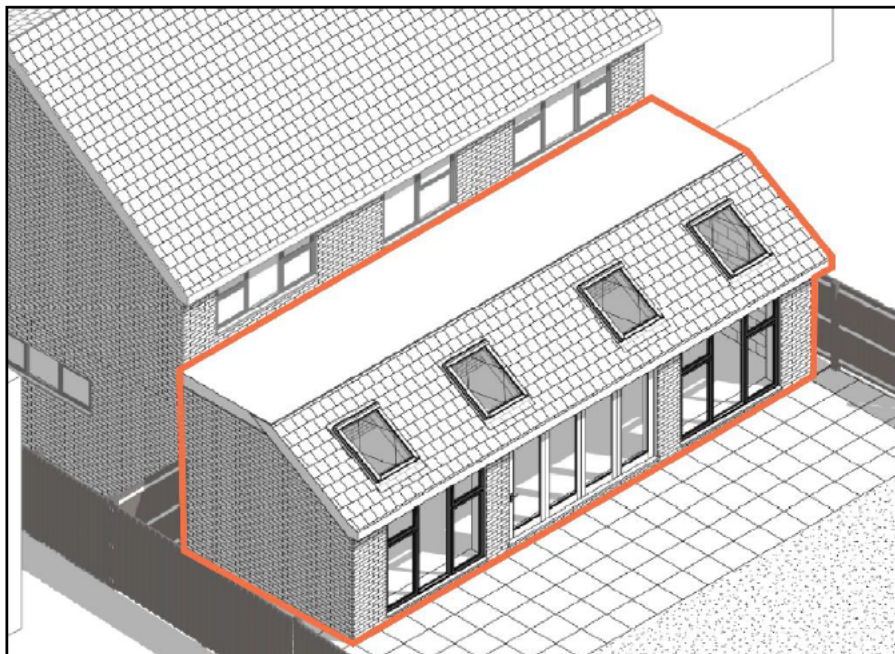


Figure 6: Proposed 3D View (Source: Studio Essen Ltd)



4. GENERAL PERMITTED DEVELOPMENT ORDER ASSESSMENT

- 4.1 Schedule 2, Part 1, Class A of GPDO (as amended) permits the enlargement, improvement or other alteration of a dwellinghouse within its residential curtilage. The proposal involves the enlargement of the original detached dwellinghouse by way of a single storey rear extension, located within the curtilage of the house, and is thus eligible for permitted development under Part 1, Class A of the GPDO.
- 4.2 In order to classify as permitted development, the proposal must meet all the limitations and conditions relevant to the proposal set out under Class A. The following sub-sections of this statement provide an assessment of the proposal against the limitations and conditions of Part 1, Class A of the GPDO.

LIMITATIONS

- 4.3 Development is only permitted by Class A where it complies with the relevant limitations of paragraphs A.1 – A.3. These are considered below:

(A.1) Development is only permitted by Class A if–

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

- 4.4 **Response:** The dwellinghouse was not created under Class G, M, MA, N, P, PA or Q.

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

- 4.5 **Response:** The proposed extension represents just 6% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

- 4.6 **Response:** The extension would not exceed the height of the highest part of the roof of the existing dwellinghouse.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

- 4.7 **Response:** The proposed extension would not exceed the height of the eaves of the existing dwellinghouse.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which–

(i) forms the principal elevation of the original dwellinghouse; or



(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

4.8 **Response:** The proposal extends from the rear elevation of the original dwellinghouse.

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

4.9 **Response:** The extension does not extend more than 4 metres beyond the rear wall of the original detached dwellinghouse. The finished height of the proposed extension is 3.65 metres.

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

4.10 **Response:** Not applicable – the proposal does not extend beyond the 4 metre limitation specified in paragraph A.1, sub-paragraph (f), above.

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

4.11 **Response:** Not applicable – the proposal is single storey.

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

4.12 **Response:** The maximum height of the eaves is 2.28 metres.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or



(iii) have a width greater than half the width of the original dwellinghouse;

- 4.13 **Response:** Not applicable – the proposal extends from the rear elevation of the original dwellinghouse.

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

- 4.14 **Response:** Not applicable – the proposal extends directly from the rear wall of the original dwellinghouse.

(k) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform,*
- (ii) the installation, alteration or replacement of a microwave antenna,*
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe,*
or
- (iv) an alteration to any part of the roof of the dwellinghouse; or*

- 4.15 **Response:** The proposed extension does not involve any of the works listed under (k)(i)-(iv).

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

- 4.16 **Response:** The original dwellinghouse was not built under Part 20 of the GPDO.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;*
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or*
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.*
- (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).*

- 4.17 **Response:** Not applicable – the dwellinghouse is not located on article 2(3) land.



CONDITIONS

- 4.18 The proposed development is also required to meet the Conditions set out under paragraph A.3 of Class A, as follows:

A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

- 4.19 Per the Proposed Elevations, the extension will utilise matching materials to the existing house, including brick walls and a tile roof. This will ensure that the proposal complies with Condition A.3 (a). The proposed extension does not involve more than a single storey, and therefore Conditions A.3 (b) and (c) do not apply.

PRIOR APPROVAL

- 4.20 Paragraph A.4 of the GPDO sets out the conditions that apply to development permitted by Class A which exceeds the limits in paragraph A.1 (f) but is allowed under paragraph A.1 (g). Per paragraph 4.9 above, the proposal does not exceed the limitations set out under paragraph A.1 (f) of the GPDO and therefore Prior Approval is not required.

5. CONCLUSION

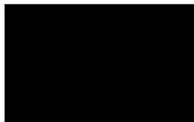
- 5.1 This Lawful Development Certificate application has been made by Pink Granite Planning Ltd on behalf of Mr Gurvinder Singh under Section 192 of the Town and Country Planning Act 1990 (as amended). This application seeks determination as to whether the proposed single storey rear extension is permitted development under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (herein referred to as the GPDO).
- 5.2 Per the planning assessment carried out herein, the proposed development is not excluded by any of the limitations set out in paragraphs A.1 and A.2 of Class A. Furthermore, the proposal accords with all the conditions set out under paragraph A.3. On this basis, the proposal is considered to constitute permitted development for the purposes of Class A of the GPDO and does not require planning permission or Prior Approval.



- 5.3 Should you have any queries or require additional information to assist in your assessment, please do not hesitate to contact the undersigned.

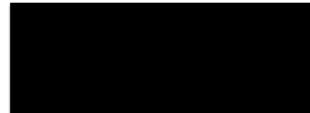
Yours sincerely,

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