

Eastleigh Borough Council
 Eastleigh House,
 Upper Market Street,
 Eastleigh,
 Hampshire,
 SO50 9YN

26th June 2026

Dear Sir/Madam,

Application for Prior Notification relating for enlarging the dwellinghouse by making additions to rear under Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended)

At: 7 Greenways, Chandlers Ford, Eastleigh, SO53 2LE

I write in connection with the submission to determine if Prior Approval is required for the erection of a rear extension to the existing house. Schedule 2, Part 1, Class A allows for *“The enlargement, improvement or other alteration of a dwellinghouse”*.

Section A.1 sets out several criteria which would disqualify a development from complying with Part 1, Schedule 2, Class A.

B.1 Development is not permitted by Class B if -	Analysis:
(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 (change of use)	Not applicable – the dwelling house was not granted by any of these classes.
(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)	Complies

(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.	The extensions would not exceed the height of the highest part of the existing roof.
(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.	The eaves would not exceed the existing eaves.
(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.	The extensions do not extend forward of the principal elevation and nor do extensions front a highway.
(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.	See below.
(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.	The dwellinghouse is not sited on article 2 (3) land and the side extensions do not extend more than 8 metres beyond the rear wall and do not exceed 4 metres in height.

(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.	The extension 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.	The extension is within 2m of the boundary, but eave height 2.5m.
(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.	No side extension to the original dwellinghouse is proposed. The small lean-to extension to be removed is a later extension, demonstrated by different brickwork and different floor construction to the original dwellinghouse, and presence of a modern structural steel internally.
(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 – j	The limits in e-j are not exceeded.
(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,	Not applicable – complies.

(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.	
(I) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	Not applicable – complies.

The conditions set out at A.3 states:

- 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.*

In this case, the extension will comprise of brick to match the existing house.

- 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*

No new upper floor windows forming a side elevation are proposed so this is not applicable.

- 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 be, so far as practicable, be the same as the roof pitch of the original dwellinghouse.*

The extension is only single storey, so this is not applicable.

Several other conditions also apply to development allowed by paragraph A.1(g). (the 8m rear extension) and require an application to seek whether Prior Approval is required for the works. The required information is summarised in the table below:

A.4 (2) Before beginning the development the developer must provide the following information to the local planning authority a) a written description of the proposed development including: (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse. (ii) the maximum height of the enlarged part of the dwellinghouse; and (iii) The height of the eaves of the enlarged part of the dwellinghouse (iv) Where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs above must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined).	The erection of a single storey side/rear extension, extending 4m to the rear. The height of the eaves of the enlarged part of the dwellinghouse is 2.5m. The maximum height of the enlarged part is 2.7m.
b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined	See proposed plans.
c) The addresses of any adjoining premises	8 Greenways Chandlers Ford SO53 2LE 23 Fryern Close Chandlers Ford SO53 2LF 24 Fryern Close Chandlers Ford SO53 2LF
d) The developer's contact address	Ms Aine Parker

	c/o Agent
e) The developer's email address if the developer is content to receive communications electronically.	c/o Agent (dan@atlasplanninggroup.co.uk)

With regards to residential amenity, the extension is limited to single storey only, and is modest, extending just 4m. For these reasons, it would not result in harm to residential amenity by overlooking, loss of outlook, light or overbearing.

I trust the information submitted alongside this letter will be sufficient to validate and determine the application, but should you require any further information please do not hesitate to contact me.

Yours faithfully



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Director

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