



Development Management
Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh, SO50 9YN

17th July 2026

Dear Sir/Madam

**Re: Two storey rear extension following demolition of single storey rear extension and replacement garden shed:
15 Witt Road, Fair Oak, Eastleigh, Hants, SO50 7FS**

Please accept this letter and the accompanying documentation as a formal householder planning application for the proposed residential enhancements at 15 Witt Road, Fair Oak. The application seeks permission to erect a two-storey rear extension to the existing property and construct a replacement garden shed within the rear residential curtilage.

The submitted application is accompanied by the following:

- Application Form with Certificate B, (due to the slight overhang at the rear of the property)
- CIL Form 1
- CIL Form 2
- Location Plan
- Existing Block Plan
- Proposed Block Plan
- Proposed Elevations
- Proposed Floor Plans
- Existing Elevations
- Existing Floor Plans

The application directly complies with the relevant policies of the adopted Eastleigh Borough Local Plan, specifically Policy DM1 (General Criteria for New Development), Policy DM2 (Design Criteria for New Development), and Policy DM23 (Residential Development in Urban Areas).

Urban Development Compliance (Policy DM23): The property sits within the defined urban edge of Fair Oak. In accordance with Policy DM23, residential extensions are acceptable in principle provided they satisfy the council's broader environmental and design mandates.



Design Excellence and Infill Continuity (Policy DM2): The proposed two-storey rear extension replaces an existing single-storey extension. Designed as a clean infill-style addition, it respects the established terrace profile. To prevent visual intrusion, it is structurally attached to 17 Witt Road and matches its existing rear extension depth. Materials will match the original property exactly, satisfying Policy DM2's requirement to complement the massing and appearance of the existing built environment.

Protection of Neighbouring Amenity (Policy DM1): Spatial layouts have been carefully evaluated to ensure the privacy, daylight, and overshadowing parameters of adjacent homes are protected. Regarding 13 Witt Road, the side windows facing the application property do not serve primary habitable rooms—they are secondary and obscure-glazed. Therefore, the proposal will cause no material harm to neighboring living conditions, satisfying Policy DM1.

Ancillary Structures (Policy DM2): The existing dilapidated garden outbuilding will be removed. The replacement garden shed sits entirely within the residential curtilage and scales downward in domestic height to remain visually subservient, preventing overshadowing or dominance over shared boundaries.

Access, Parking, and Highways (Policy DM13 & DM14): In strict adherence to Local Plan standards, the property retains its front driveway footprint, which preserves two off-street parking spaces. As the internal layout changes optimize living space but keep the property a three-bedroom dwelling, the project creates zero net traffic impact or additional parking demand on Witt Road.

We trust that the submitted information is complete and allows you to validate this application swiftly. If you require any additional information, clarified scale drawings, or wish to coordinate an official site visit, please contact me directly.

Yours faithfully

Paul Bennett
Director

Mob: 07747 633453
paul@kalotec.co.uk
www.kalotec.co.uk