



MJH Architects

4 Rookwood
Alton
GU34 2LD

Tel: 01420 544501

Email: kate@mjharchitects.co.uk

12th February 2024

Via Planning Portal
Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Sir/Madam

Evidence to Verify Application for 14 Cuckoo Bushes Lane, Chandler's Ford, SO53 1JX

The proposal complies with Class A, B and Class D of the permitted development rights for householders (the porch under Class D of the GPDO, single-storey rear extension under Class A of the GPDO, conversion of loft to habitable space under Class B of the GPDO).

The relevant guidance for this proposal is set out below:

Class A – Enlargement, improvement or alteration

1. Existing house is not a listed building and is not on designated land.
2. The total ground covered by buildings within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage.
3. The proposed materials are of similar appearance to those of the existing dwelling house.
4. The maximum eaves and ridge height of the extension will be no higher than the existing house and will not exceed 4m in height.
5. The proposal for a single storey extension off an original wall will not extend out beyond 4m.

Class B – Additions to the roof

1. Existing house is not a listed building and is not in a Conservation Area.
2. No parts of the work will exceed the highest part of the existing roof.
3. No parts of the dwellinghouse would, as a result of the work, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
4. The cubic content of the resulting space will not exceed the cubic content of the original roof space by more than 50 cubic metres.
5. The materials used shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
6. The edge of the enlargement closest to the eaves of the original roof shall be not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves

Class D – Porches

1. Existing house is not a listed building and is not in a Conservation Area.
2. No parts of the work will exceed the highest part of the existing roof.
3. No parts of the dwellinghouse would, as a result of the work, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
4. The ground area (measured externally) of the structure would exceed 3 square metres
5. No part of the structure would be more than 3 metres above ground level
6. any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway
7. The materials used shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.