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25th March 2024

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

Dear Sir/Madam

Householder Planning Application: 14 Cuckoo Bushes Lane, Chandler's Ford, SO53 1JX

The applicant has instructed MJH Architects to submit a Householder Planning application for the erection of a front porch, a single storey rear extension and the extension / alteration of an existing side dormer.

The online application comprises of the following documents:

The following information is submitted as part of the application:

- Completed application forms
- Site Location Plan
- Existing and Proposed Site Block Plans
- Existing Floor Plans and Elevations
- Proposed Floor Plans and Elevations

The fee has been paid online by the applicant.

The Site

- 14 Cuckoo Bushes Lane is a detached four-bedroom property built in the mid twentieth century.
- The application boundary measure 687.60 sqm.
- The property is surrounded by detached dwellings and is situated within an established residential area.
- The habitable accommodation is split over two floors.
- The property is located on a north (front) to south (rear) axis.
- The house is finished in render with a brick plinth and concrete roof tiles.
- The roof includes two side dormers.
- The main roof form of the house is pitched with a gable at the front and hipped ends at the rear.
- The property includes an attached single storey garage.

The Proposal

- The proposal is for the erection of a front porch, a single storey rear extension and the extension / alteration of an existing side dormer.
- The proposed front porch has a gross external area of 3 sqm and a maximum height of 2.6m.
- The proposed rear extension will extend out 4m from the original rear wall with a maximum height of 3m.
- The alteration and extension to the side dormer will create an additional 7 cubic metres.
- The dormer will extend a further 2.1m in length towards the front. There are currently two dormers, one on each side. The dormer on the other side (south aspect) is currently set back 0.5m from the face of the front wall. The proposed dormer on the north face will be set back 2.5m.

- The proposals have been designed to not have a detrimental impact on the neighbouring properties and their amenity space.
- The proposal will not have a negative impact on the street scene.
- The proposed external materials will be of the highest quality materials and detailing.
- The proposal is in accordance with Eastleigh Borough Council's Local Plan and the Eastleigh Borough Council's Supplementary Planning Document, "Quality Places."

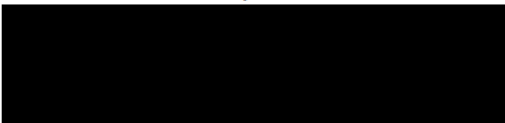
Summary

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application. If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Kate Harris