



MR DAVID WINDSOR
DAVID WINDSOR
61 ST ANDREWS ROAD
BOTLEY
SOUTHAMPTON
SO32 2ST

Application	PN/24/98622
Please ask for	Sarah Douglas
Direct dial	023 8068 8313
Working hours	Mon 1-5, Wed 9-5, Fri 9-5
Email	sarah.douglas@eastleigh.gov.uk

Wednesday 18 December 2024

Dear Sir

Application No: PN/24/98622
Description: Prior Notification for the construction of a single storey rear extension (depth 5m, height to eaves 2.8m and overall height 3m) following removal of an existing conservatory
Site: 57 DEVON DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 3GQ

I refer to your recent application giving prior notification for a single storey rear extension. Based on the information contained in your application and plans of Wednesday 11 December 2024 and along with the records we keep here at Eastleigh House, your proposal is **REFUSED** as it is not eligible to follow the Prior Notification process for the following reason(s):

The proposed single storey rear extension, following removal of the existing conservatory, would not comply with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A (ja) for the following reasons:

- The proposed single storey extension would be joined to an existing two storey side extension and as a result the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined) would be extending beyond a wall forming a side elevation of the original dwellinghouse and have a width greater than half the width of the original dwellinghouse. It would therefore not comply with Schedule 2, Part 1, Class A (j) (iii).
- The proposed single storey extension would be joined to an existing two storey side extension and as a result the total enlargement (being the enlarged part together with the existing enlargement of the original dwellinghouse to which it

will be joined) would have a height which exceeds 4 metres and have more than a single storey, contrary to Schedule 2, Part 1, Class A (j) (i) and (ii).

- The proposed single storey extension would be joined to an existing two storey side extension and as a result the total enlargement (being the enlarged part together with the existing enlargement of the original dwellinghouse to which it will be joined) would be within 2 metres of the boundary of the curtilage and the height to eaves would exceed 3 metres, contrary to Schedule 2, Part 1, Class A (i).

A householder planning application can be applied for online via the Planning Portal at www.planningportal.co.uk

Please note, building regulation approval may be required, you can contact the Building Control Unit on (023) 8083 3006 (Option 4) or by e-mail building.control@southampton.gov.uk

Yours faithfully



Nicholas Parker
Planning Manager