



MATTHEW ALDRIDGE
29 VERNHAM ROAD
WINCHESTER
SO22 6BS

Application	PN/25/100262
Please ask for	Lisa Radford
Direct dial	023 8068 8118
Working hours	Mon-Fri 9-5
Email	lisa.radford@eastleigh.gov.uk

Thursday 23 October 2025

Dear Sir

Application No: PN/25/100262
Description: Prior Notification for erection of single storey rear extension following the demolition of the existing rear extension/conservatory.
Site: 40 KIPLING ROAD, EASTLEIGH, SO50 9EE

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 Tuesday 14 October 2025 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):

- 1 The rear toilet and conservatory were built as part of the original dwellinghouse and are considered to form the rear wall of the original dwellinghouse. Therefore, the proposed single storey rear extension would not be eligible to follow the prior notification process under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1 Class A (g) and prior approval is refused as the new extension would only project a further 1.6 metres (approx) beyond the rear wall of the original dwellinghouse. However, under Class A (f), as the extension would not project more than 3 metres beyond the rear wall of the original dwellinghouse, the eaves height would not exceed 3 metres and the overall height would not exceed 4 metres, planning permission would not be required.
- 2 Development is subject to the following condition:
The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

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

May I suggest that you keep this letter in a safe place in case you need it at a later date should you wish to sell your property.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager