

1788_L03_Rev0

Planning Department

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Sir/Madam,

Re: Lawful Development Certificate (Proposed) for a Single Storey Rear Extension at 28 Kinsbourne Way, Thornhill, Southampton, SO19 6HB

Please find attached a submission for a Lawful Development Certificate (Proposed Use) for a single storey rear extension at 28 Kinsbourne Way, Thornhill. The proposal has been designed expressly to comply with the Town and Country Planning (General Permitted Development) (England) Order) 2015 (as amended) - Schedule 2, Part 1, Class A.

Proposal summary

- Type: Single-storey rear extension forming enlarged kitchen/dining/living space.
- Depth from original rear wall: 3.0 metres
- Height: Maximum roof height ≤ 4.0 m; eaves ≤ 3.0 m.
- Roof form: Mono-pitch falling from the rear of the host's rear elevation down to the rear wall of the extension.
- Width: Within the rear elevation; does not exceed half the width of the original dwelling.
- Materials: External walls, roof covering, rainwater goods and finishes to match the existing house.
- Openings/amenity: No verandah/balcony/raised platform or any side-facing windows
- Curtilage coverage: Combined outbuildings and extension will not exceed 50% of the land around the "original dwellinghouse."
- Siting: Not forward of the principal elevation; not on Article 2(3) land; the property is not listed.

On this basis, the extension constitutes permitted development and does not require express planning permission.

Drawings submitted

- Site Location and Block Plan
- Existing Plans and Elevations
- Proposed Plans and Elevations

We trust the enclosed information enables the Council to confirm that the proposal is lawful under Schedule 2, Part 1, Class A of the GPDO 2015 (as amended).



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We look forward to your consideration in this matter. Should you require further details or have any questions, please do not hesitate to contact us.

Yours faithfully,



Ranjeet Shahi
Architect
For and on behalf of R S Studio