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Planning Development Services
Eastleigh Borough Council

Dear Sir/Madam

'Birch Spinney', Hungerford, Southampton SO31 8DE - Application for a Certificate of Lawfulness of Proposed Development for a) Detached Outbuilding (Studio/Gym/Garage/Home Office) b) Detached Carport c) Pergola

I have been instructed to submit this application for a Certificate of Lawfulness, on behalf of the applicant and agent, in order to secure the potential development of the property by its new owners as it is in need of refurbishment and improvement to meet the future needs of the family on this large plot.

The plans have been painstakingly drafted and reviewed against the current Permitted Development Legislation (GPDO) and the Government's published Technical Guidance for householder development. It is believed that all the relevant criteria set out in the GPDO have been met in order to qualify the developments to be 'Permitted Development'.

In the case of the developments proposed in this application, however, the terms of the GPDO in respect of overall heights and eaves heights of buildings are not wholly clear in relation to a sloping site such as the application site. A carefully considered approach has been taken but should the Case Officer have concerns, he/she is requested to contact the agent in the advance of a decision so that the matter may be resolved.

Sincerely,



GRAHAM PRETTY
Independent Town Planning Consultant