



Mr I Hutchings
By Email

06 July 2021

Dear Mr Hutchings

Case Number **EQ/21/50616**
Proposal **Proposed amendment to planning consent 20/00952**
Site **The Yews, Heath Lane, East Boldre, Brockenhurst, SO42**
 7WF

Your Reference: 21/50616

Thank you for your correspondence received on 14 June 2021.

From the description of the proposed alterations to the outbuilding, it would be my opinion that the changes would result in a materially different outbuilding to that approved. I therefore disagree with the builder's agent, and planning permission is required. A Lawful Development Certificate would fail as the height would exceed the limitation of 2.5 metres within 2 metres of a boundary. As the previous permission was issued less than one year ago, it is likely that the changes could be applied for as the first revision (or 'free go') to 20/00952.

I would also note at this stage that a ridge height of 3.7-4 metres may not be considered appropriate. It may be beneficial to submit the proposed changes as a pre-application enquiry in order to ascertain whether permission would be forthcoming should an application be made.

I trust this information clarifies the points raised in your letter. Please do not hesitate to contact me at the email address below if I can be of further assistance.

Yours sincerely

Carly Cochrane
Planning Officer
Email: carly.cochrane@newforestnpa.gov.uk

Please be advised that advice is made without consideration to any third party comments, and is offered without prejudice to the determination of any subsequent planning application.