

Mr J Voller  
jamesv@vollerarchitectural.com

Case Officer: Mary Bird  
Direct Dial: 01730 234268 8:30-12:30  
Our Ref: 35846/999  
Your ref:  
Date: 27 July 2021  
email: mary.bird@easthants.gov.uk

Dear Mr Voller

**Re: Meadows End, Lower Neatham Mill Lane, Holybourne, Alton, GU34 4ET**

I refer to our recent Teams meeting and am writing to clarify the advice given. Please note that whilst this advice is given in good faith, it is based on the plans and information presented in your submission. The advice is given without the benefit of a site visit and in the absence of any consultation responses. It is, therefore, given without prejudice to any decision that may be made on any formal planning application by the Council.

I understand that you are seeking guidance with regard to submitting a Certificate of Lawfulness for two extensions to either side of the above dwelling. I confirmed that it is my view that the proposed extension annotated as sitting room appears to comply with the legislation and would therefore be considered to be permitted development however the extension annotated as bedroom would not comply as it is on the side elevation of the dwelling fronting a highway.

I understand that your client is seeking to establish a fallback position in order to ultimately submit a formal planning application for a modest extension on the dwelling using the floor areas achieved under the certificate as a material consideration.

We discussed the possibility of undertaking a loft conversion to achieve additional floor area and I understand that you will be considered that option prior to submitting any formal applications.

I trust this letter has clarified the position for you.

This is my informal opinion only and is subject to my interpretation of The Town and Country Planning (General Permitted Development) (England) Order 2015 in accordance with information available at the time.

It would be advisable to contact Building Control on 01730 234207 to check if Building Regulations Approval is necessary.

Yours sincerely



Mary Bird  
**Principal Planning Officer**

