



Mr D Marsh
D W Marsh Architectural Design Ltd
Shallfleet
Mount Pleasant Lane
Lymington
Hampshire
SO41 8LS

20 August 2021

Dear Mr Marsh

Case Number EQ/21/50720
Proposal Proposed rear extension
Site Heathgate, Furzey Lane, Beaulieu, Brockenhurst, SO42 7WB

Thank you for your correspondence received on 30 July 2021 following 20/00690. In this application, the Officer identified planning permission would be required as the original Principal elevation faced to the south. The original dwelling, as granted, can be viewed in NFR/11061.

The enquiry follows a telephone call with Bob Hull regarding an alternative location for a permitted development extension.

Extension:

The extension would appear to comply with all measurements required by Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a new extension.

In terms of the location of the proposed development this would be opposite the original Principal elevation of the dwelling and is therefore considered to be from the original rear of the property. This elevation has an oriel window. It is my informal view this would not be a side wall elevation as it would not be a wall down to the ground. It is my view the extension would be considered permitted development.

Porch:

A porch would need to comply with Class D of the GPDO.

The ground area (measured externally) of the structure cannot exceed 3 square metres; no part of the structure can be more than 3 metres above ground level or no part of the structure can be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

The porch proposed in 20/00690 was considered to comply.

For formal confirmation works would be permitted development a certificate of lawful development should be submitted.

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.

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

Yours sincerely

Claire Woolf
Planning Officer
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