



## Planning Applications

City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

**Email:** [planning@winchester.gov.uk](mailto:planning@winchester.gov.uk)  
**Tel:** 01962 840 222

Application to determine if prior approval is required for a proposed: Larger Home Extension

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Robert

Surname

Kissane

Company Name

### Address

Address line 1

Heathlands

Address line 2

Botley Road

Address line 3

Town/City

Shedfield

County

Southampton

Country

United Kingdom

Postcode

SO32 2JG

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

**Important** - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, [they can be reviewed in our common projects section](#). If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

- Detached  
 Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 4 but no more than 8 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

- Yes  
 No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

- Yes  
 No

## Description of Proposed Works

Please describe the proposed single-storey rear extension

1. Single storey, flat roof rear extension with roof lanterns providing new dining room/orangery and rear hall with back door and covered outside porch.
2. External materials, windows, doors and paint colours will be similar to those used at rear of house.
3. Existing reception room (dining room) converted into new utility and downstairs shower room to make it easier for elderly relatives to visit. Drainage from new utility and bathroom to join existing S&VPs for first floor bathrooms (directly above).
4. As roof is flat, 'maximum height of the extension' is calculated from ground level to top of roof lantern.
5. Neighbours have been consulted and appear supportive; file with their names and addresses uploaded as part of document set.
6. I have also included a copy of the email exchange between M Rutledge (WCC Planning Officer) and R Kissane (Homeowner) in Aug/Sep 23 where advice on the planning approach was sought.

## Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

8.00	metres
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What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

3.50	metres
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What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

2.70	metres
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## Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

**House name:**

Beech Cottage

**Number:**

**Suffix:**

**Address line 1:**

Botley Road

**Address Line 2:**

**Town/City:**

Shedfield

**Postcode:**

SO32 2JG

**House name:**

Hazeldene Cottage

**Number:**

**Suffix:**

**Address line 1:**

Botley Road

**Address Line 2:**

**Town/City:**

Shedfield

**Postcode:**

SO32 2JG

**House name:**

Belmont Cottage

**Number:**

**Suffix:**

**Address line 1:**

Botley Road

**Address Line 2:**

**Town/City:**

Shedfield

**Postcode:**

SO32 2JG

**House name:**

Quagg End

**Number:**

**Suffix:**

**Address line 1:**

Biddenfield Lane

**Address Line 2:**

**Town/City:**

Shedfield

Postcode:  
SO32 2JG

## Declaration

I/We hereby apply for Prior Approval: Larger home extension as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Robert Kissane

Date

28/02/2024