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Our Ref: S0189N
Date: 29th March 2018

Dear Sir/Madam,

**Re: Town and Country Planning (General Permitted Development) Order 2015
Application for a Certificate of Lawfulness at Northshore, 40 Sinah Lane, Hayling
Island, PO11 0HH**

I have pleasure in submitting an application for a Certificate of Lawfulness for a single storey side extension and swimming pool at the above property, together with the re-positioning of the front door from the west elevation to the south elevation. The application is to be considered under Class A of The General Permitted Development Order 2015.

Single storey side extension

Part 1, Class A of the above Order allows for the enlargement, improvement or other alteration of a dwellinghouse, subject to it meeting the criteria as set out in A.1. The relevant ones, and how they meet the stated criteria, are set out below.

- (a) The extension will not exceed 50 % of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (b) The height of the extension will not exceed the height of the highest part of the roof of the existing dwellinghouse;
- (c) The eaves of the proposed extension will not exceed the height of the eaves of the existing dwellinghouse;
- (d) The extension will not extend beyond a wall fronting a highway or forming the principal elevation of the house (the principal elevation is described in the Permitted Development for Householders - Technical Guidance (C & LG) as the part of the house which fronts the main highway serving the house). Whilst the application property does not front a highway its southern elevation, nevertheless, faces it and this is taken as the principal elevation;
- (e) The extension would not extend beyond the rear wall of the house;

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- (f) The extension would not have more than a single storey;
- (g) The extension would be more than 2 metres from the boundary, being 6.8 metres at its nearest point to the side boundary;
- (h) The extension would extend beyond a wall forming a side boundary but, at a height of 3.8 metres, would be within the 4 metres maximum height (i), it would not have more than one storey (ii), and its width of 8.47 metres would not be greater than half the width of the original house which is 17.11 in total;
- (i) It would not consist of any of the structures listed.

In addition to the above, the property is not on article 1(5) land (A.2). In relation to A.3 (a), the materials used in the exterior work of the extension will be of similar appearance to the exterior of the existing dwellinghouse.

The single storey side extension is therefore permitted by the Order.

The Swimming Pool

Class E of the Order permits a number of buildings and structures, which includes a swimming or other pool, required for a purpose incidental to the enjoyment of the dwellinghouse. The proposed swimming pool will be used by the owner as incidental to the dwellinghouse.

The only applicable sections in Part E.1 is (a), in so far as the swimming pool will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). No part of the pool would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

No parts of Class E.2 or E.3 are applicable to the proposed works.

The proposed swimming pool therefore satisfies the requirements of Class E.

Lastly, the re-positioning of the entrance door of the main front door from the side to the front of the property will not materially alter the appearance of the dwelling, and is not considered development as defined in Section 55 of the Town and County Planning Act 1990.

Yours sincerely,

David Norris
ADN Planning Ltd