



Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Mr & Mrs D Carter
46 Elm Park Road
Havant
Hants
PO9 2AD



Our Ref: GEN/10/00400
Direct Line: (023) 9244 6515
Ask For: Mr G Emerson
Email: planning.development@havant.gov.uk

20 July 2010

Dear Mr & Mrs Carter

Site Location: 46 Elm Park Road, Havant, PO9 2AD

Re: Single storey rear extension and hip roof over front porch

I am writing to you further to your request for pre-application advice, received on the 02/07/2010 regarding the above address.

I can advise that with regard to a terraced dwelling under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008), a single storey rear extension would not normally require planning permission provided that:

- No part of the proposed extension would extend more than 3 metres beyond the rear wall of the original dwellinghouse
- The eaves height of the extension would not exceed 3 metres
- No part of the proposed extension would exceed 4 metres in height
- The external materials used in the construction of the extension would be of a similar appearance to those of the existing dwellinghouse
- The proposed extension would not result in more than 50% of the land around the original dwellinghouse being covered by extensions and/or outbuildings

Using the information provided the dwellinghouse appears to be as originally constructed under planning permission 15481/3 granted 11th August 1969. While there is a covered way between the main house and the rear shed I would consider the two elements separate - the shed not being part of the main dwellinghouse. With this in mind I am of the opinion that the rear wall of the original dwellinghouse is the main wall to the rear of the current kitchen and dining room. Using the details provided it can be seen that the proposed rear extension would extend more than 3 metres beyond the rear wall of the original dwellinghouse and I must therefore advise that planning permission would be required.

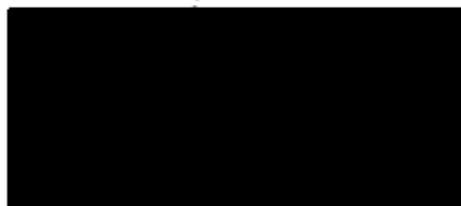
I have enclosed copies of the relevant form and guidance notes should you wish to pursue an application.

With regard to the proposed roof addition over the existing front porch I am of the opinion that under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008), planning permission would not be required provided that the external materials used would be of a similar appearance to those of the existing dwellinghouse.



Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

Yours sincerely

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