



19 Well Copse Close, Horndean, Waterlooville, Hants, PO8 0HB

Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

26th February 2021

Dear Sir/Madam

**Re: Erection of two storey side extension, single storey, rear extension, hip to gable enlargement and insertion of rear dormer window following the demolition of the existing conservatory and detached outbuilding:
38 Rowlands Avenue, Waterlooville, PO7 7RU**

The submitted application is accompanied by the following:

- Application Form
- Location Plan
- Existing Block Plan
- Proposed Block Plan
- Proposed Elevations
- Proposed Floor Plans
- Existing Elevations
- Existing Floor Plans

The above information is submitted in support of the submitted planning application.

The application seeks approval to erect a two storey side extension, single storey rear extension, create a hip to gable enlargement and insert a rear facing box dormer window. The development would include the demolition of the existing rear conservatory and detached outbuilding and improved vehicular opening at the site front.

Regard has been given to the impact the development would have on the character and appearance of the area and neighbour amenity. It is considered that the two storey side extension follows similar forms of development along Rowlands Avenue, with the gap afforded to immediate neighbour 40 Rowlands Avenue ensuring that the spacing within the streetscene is retained.



The low height and positioning of the single storey rear extension would have little visual impact on the wider characteristics of the area and none on neighbour amenity, largely due to the existing additions both neighbours already have within the rear gardens. The removal of the existing outbuilding would however improve neighbour amenity. The hip to gable enlargement and insertion of the rear dormer within the original roof space, taken on its own, would conform to permitted development allowances and therefore forms a material 'fallback' position in support of the development.

The application proposed would accord with the principles and objectives of policy CS16 and is therefore submitted in line with the requirements of the development plan and all other material planning considerations.

However, if there are any queries or concerns regarding this proposal please do not hesitate to contact me.

Yours faithfully

Stephen Andrews B.A. Hons DipTP MRTPI
Director - Planning

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