



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

16th August 2019

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR PROPOSED GROUND FLOOR REAR EXTENSION AND PART-GARAGE CONVERSION

Property Address: 169 The Dale, Widley, Waterlooville, Hampshire PO7 5JH

Please find the enclosed planning application for the alteration of the existing dwelling, providing a rear extension and part garage conversion. This application includes the completed application form, design and access statement, application drawings and an application fee paid on behalf of the client.

Background

The existing dwelling is a detached house of brick and tile construction. The site is within a Settlement Policy Boundary and is well screened with timber fencing, trees and hedges. There is off road parking for three vehicles using the existing drive.

Proposal

The proposed scheme will remove the existing rear conservatory in favour of the proposed rear extension. The no longer required garage would be part storage and converted into internal livable space.

The extension and conversion will provide additional living space.

The proposed extension will use a double pitched roof design sympathetic to the existing dwelling and will use materials in keeping. The proposed extension will be subservient with the proposed dwelling and below the height of the main existing roof ridge.

Planning Policy

The following planning policies have been considered and applied to produce the proposed development:

The site is within a Settlement Policy Boundary.

Policy CS16 - High Quality Design.

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Assessment

The principle of the proposal is established in local plan policy GS2.

A full planning application has been made in favour of the enclosed proposed scheme.

The design respects the character of the existing dwelling reflecting the proportions, materials and features of existing properties within the local area. The proposal also provides an opportunity to enhance the function of the property whilst adding thermal efficiency and security.

Conclusion

The proposed scheme represents an appropriate addition to the existing dwelling, consistent with local housing, planning policy and in keeping with the surrounding area.

If you have any questions about the application, please do not hesitate to contact us.

Yours faithfully,



Mr James Jay
Agent
The Planning Service