



SDA Planning Ltd, 19 Well Copse Close, Horndean, Waterlooville, Hants, PO8 0HB

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

Our Ref: 2020-008

24th January 2020

Dear Sir/Madam

**Re: First floor side extension:
77 Silvester Road, Cowplain, Waterlooville, Hants, PO8 8TR**

The submitted application is accompanied by the following:

- Payment of £206 to Havant Borough Council
- Application Form
- Location Plan
- 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 modest first floor side extension above the existing garage with the inclusion of a single front and rear facing dormer window.

The proposed works would sit above the garage and would not increase the ground floor footprint. The proposal is positioned 2.1m from the flank wall of immediate neighbour however due to the orientation and design of the dwellings there is no adverse impact on the residential amenities of this dwelling.

It is noted that there are two small ground floor windows within the flank wall, both of which are secondary and are obscure glazed. The first-floor window above appears to serve a bathroom and it is obscurely glazed. There is a larger clear glazed ground floor window to the front of the property, but this sits further forward than 77 Silvester



Road and as such is unaffected by the development. The development would therefore not result in any unacceptable harm to neighbour amenity.

Full regard has also been given to the varied character and appearance of the area, with the proposal seeking to replicate a similar form of extension to 81 Silvester Road. It is maintained that the development would accord with the varied residential development surrounding the site and would not appear overly large, incongruous or out of keeping and ensures suitable spacing is afforded between the application site and the neighbouring property.

The development would not therefore result in harm to neighbour amenity by way of overbearing effect, overshadowing, loss of light or loss of privacy and would retain the existing residential character of the area. The development would therefore comply with the relevant policies of the development plan, in particular policy CS16 of the Core Strategy.

The application 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

Stephen.Andrews@sdaplanning.co.uk
www.sdaplanning.co.uk