

Planning Department

Havant Borough Council

27th August 2019

Dears Sirs

Re:- Proposed remodelling of 106 Southleigh Road, Denvilles Havant

This covering letter accompanies a householder application for the remodelling of No. 106 Southleigh Road, Havant. Part of the house was designed by renowned local architect, A E Cogswell, however much has been rebuilt and altered in the late 1980's which saw a new roof and the addition of the northern range. The house has five bedrooms since the garage was converted into a bedroom and study. Although the roof was renewed the ceilings are low and where the building is L shaped, this presents internal hips which compromised circulation in the rooms and upstairs landings. This is particularly apparent in the main bedroom on the south west corner of the house. The bedroom above the northern range is particularly low and narrow.

These proposal take the roof off the northern range and replace it ½ a storey higher to create an improved bedroom which will become the principle bedroom with the former main bedroom becoming a child's room. The design of the extended roof is faithful to the design and style of the original building and sits well with the house.

By using the same footprint of the northern range the root protection area of the TPO'd tree in the North West of the site is unaffected.

The only other alterations are a few minor internal modifications and the addition of a modest lean-to conservatory on the north elevation with the planting boarder retained which runs on the applicant's side of the party fence. The addition of a conservatory, makes the house more usable for a modern way of life. The current layout has an awkward utility room that doubles as a corridor.

It is important to note that this application will not increase the number of bedrooms and therefore is not effected by the nitrate neutral formula being adopted by Havant Borough Council.

On the site there are two trees protected by TPO. They will not be affected as there is no ground works within its root protection as determined by the attached arboriculture consultant, Bernie Harverson M.Arb.

Yours faithfully

STUART BONE

Director