



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

5th June 2019

Dear Sir/Madam

**Re: Single storey rear extension, hip to gable enlargement and insertion of rear dormer window:
2 Capel Ley, Purbrook, Waterlooville, Hants, PO7 5PU**

The submitted application is accompanied by the following:

- 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 demolish the existing conservatory and erect a single storey extension with low pitched roof. In addition, the roof of the existing dwelling would be altered to create a barn-hipped roof in place of the existing hipped roof and to insert a rear facing dormer window.

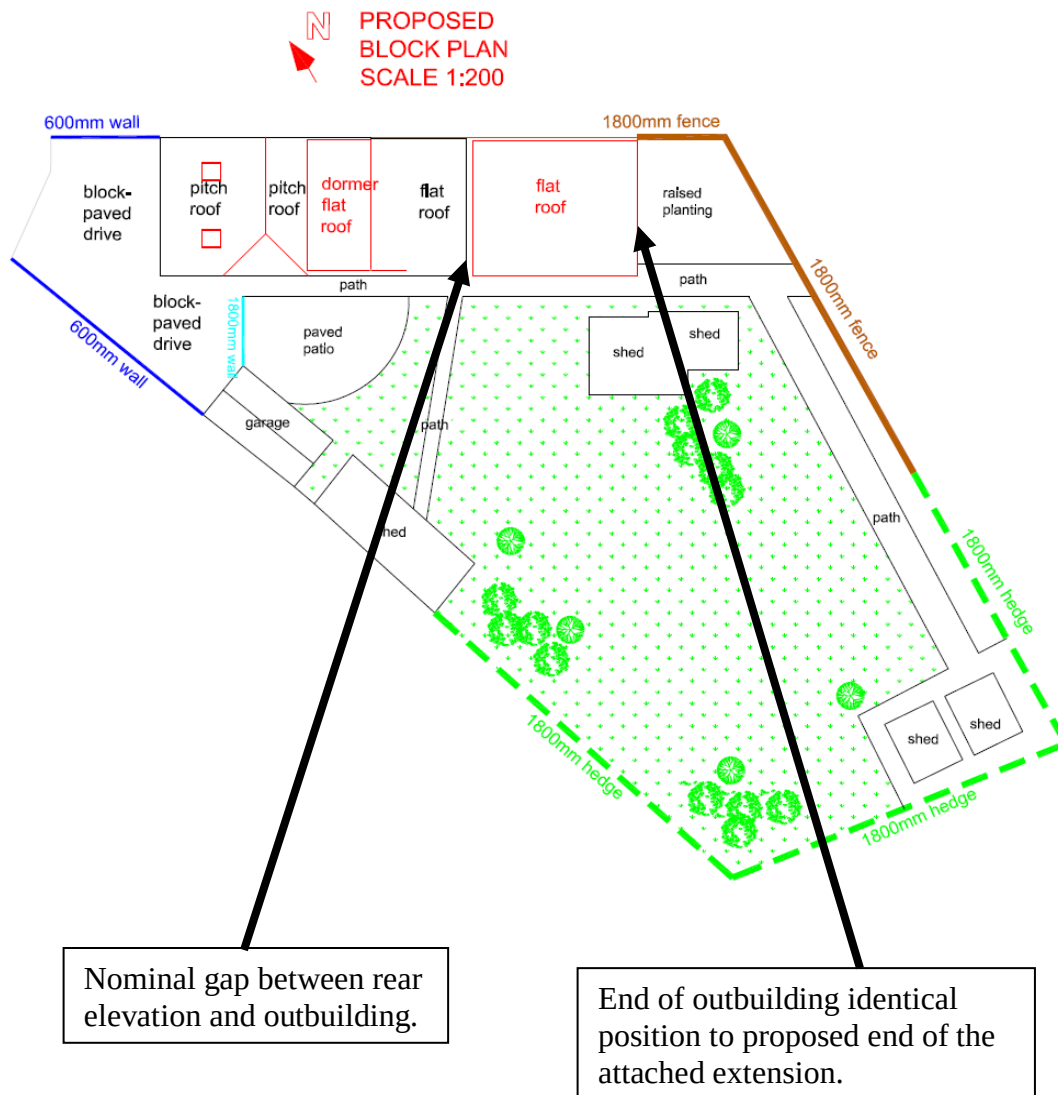
This planning application is a resubmission following the issue of a Lawful Development Certificate from Havant Borough Council (Ref: APP/19/00344) for a hip to gable enlargement flat roofed rear dormer window and single storey detached outbuilding to the rear of the dwelling.

The established permitted development constitutes an accepted 'fallback' position and as such this proposed development must be assessed and compared against the Lawful Development Certificate.



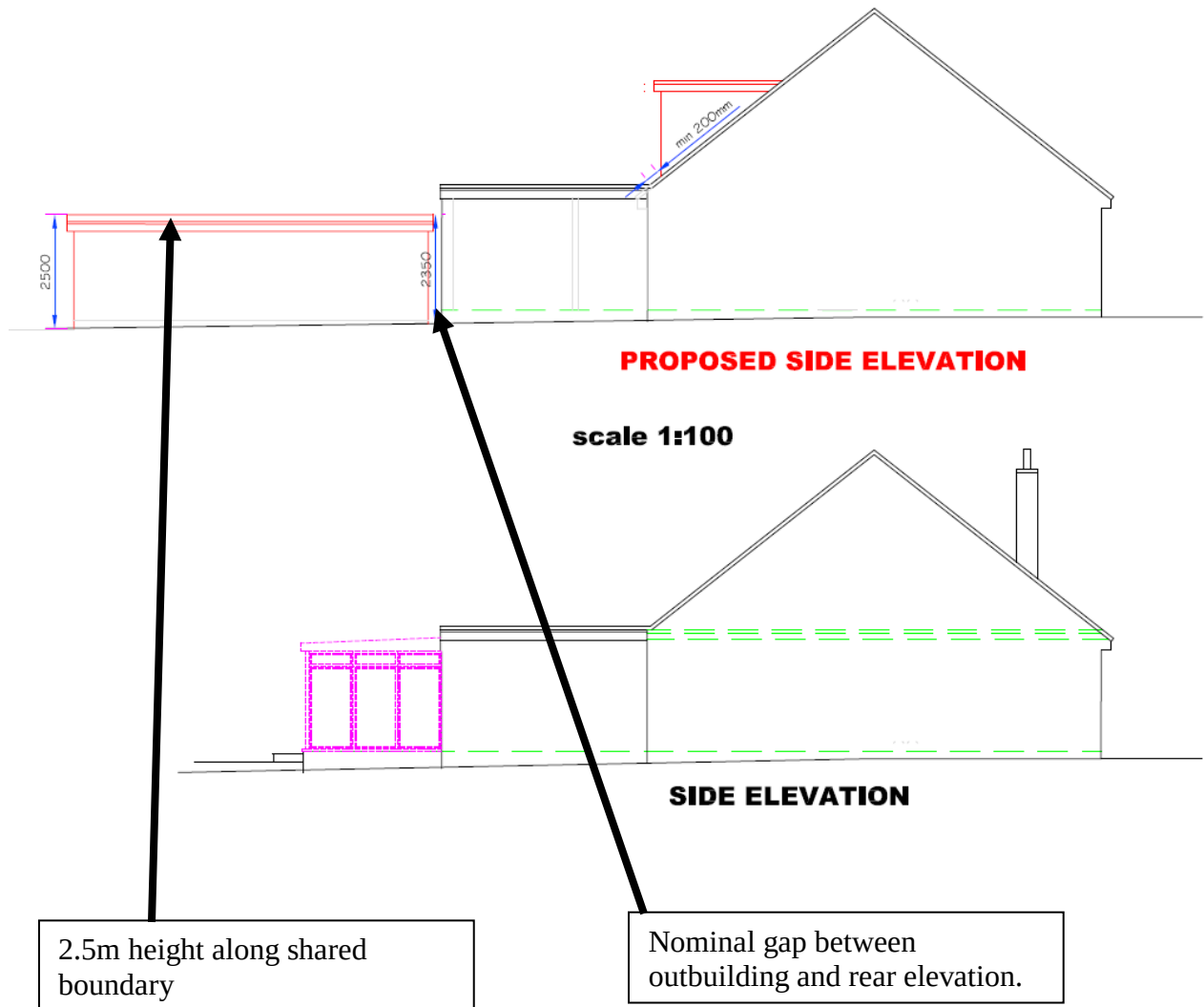
The principle differences between the LDC approval and this proposal are as follows:

Approved LDC Layout Plan



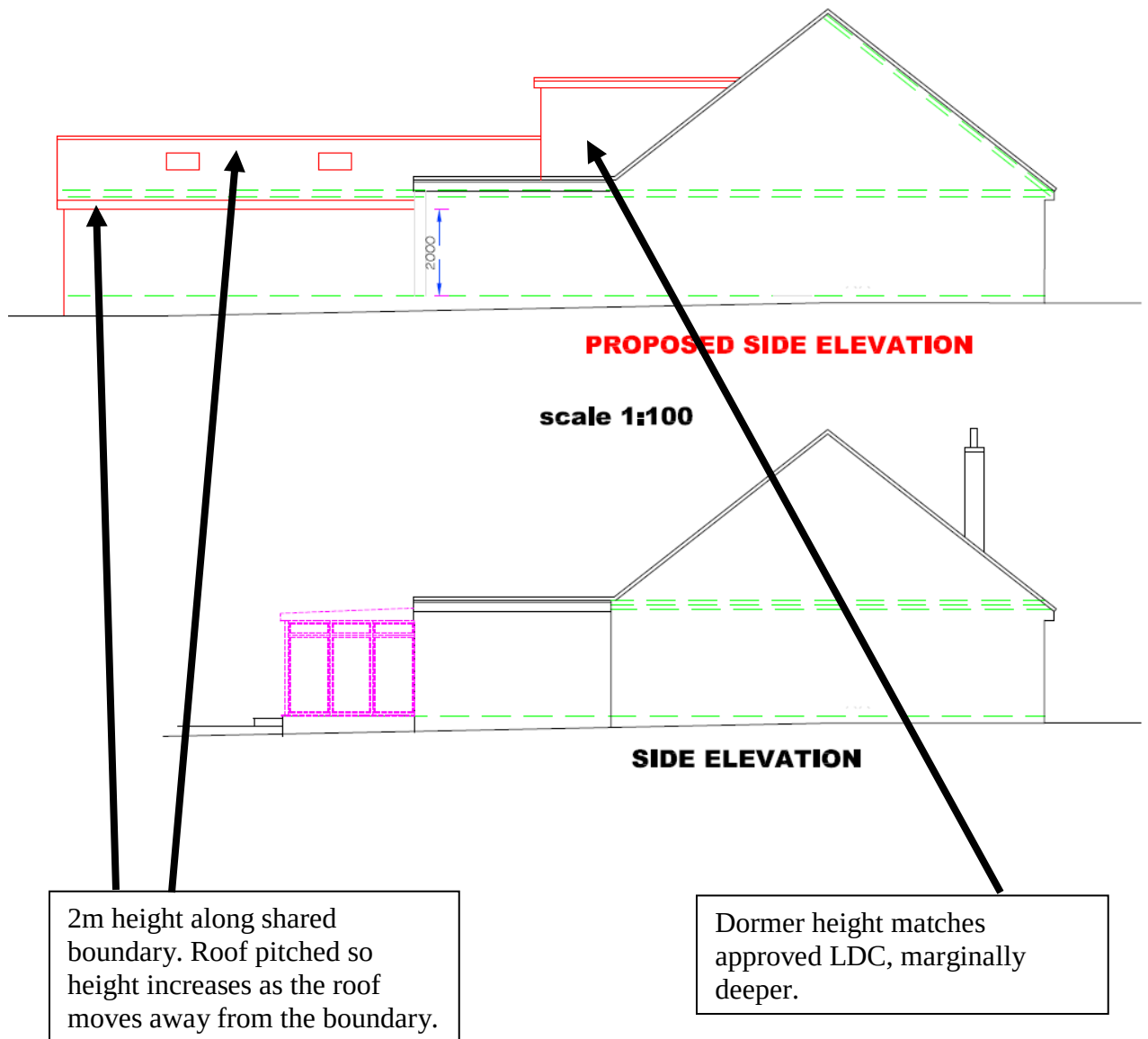


Side Elevation Approved Under LDC



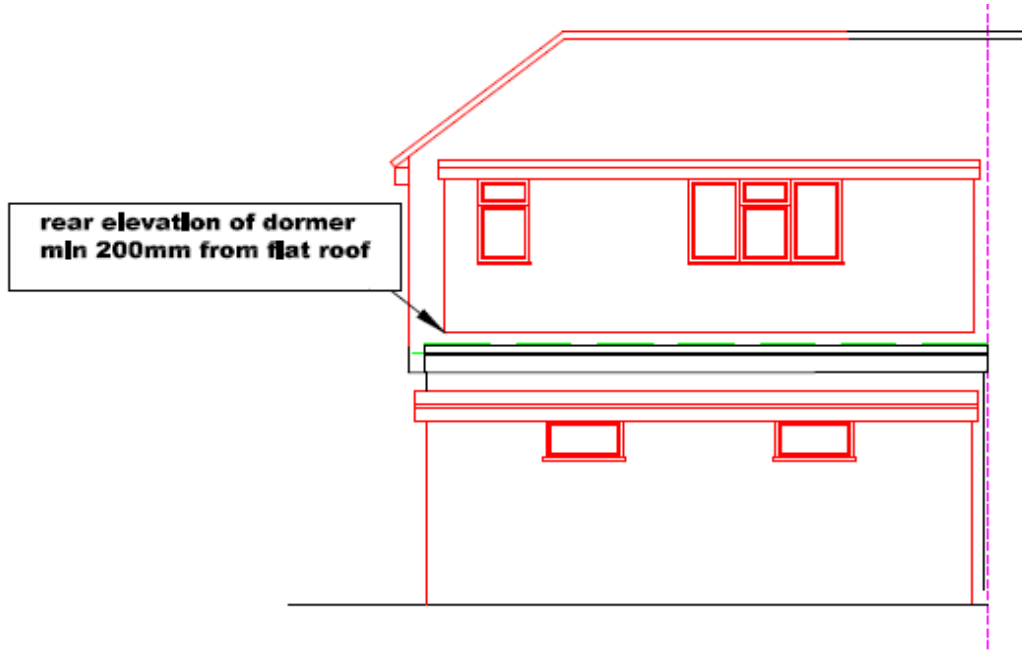


Side Elevation Proposed

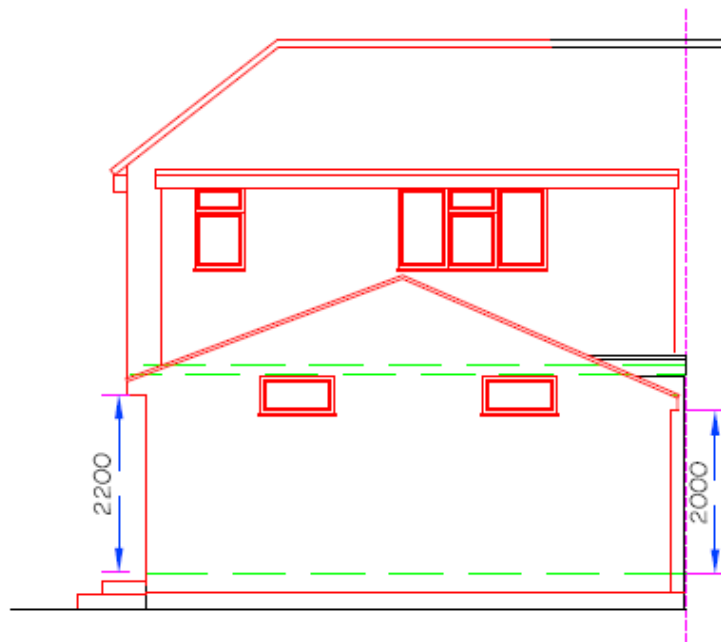




Rear Elevation Approved Under LDC



Rear Elevation Proposed



Principle difference is pitched roof moving away from the shared boundary with lower eaves height on the boundary than that granted by the LDC.



In respect of the single storey rear extension it is accepted that it is deep, full regard therefore has been given to its height and scale and the relationship the extension would have to the adjoining neighbour. The roof and eaves height have been carefully designed so that it is only nominally higher than 2 metres (the height that could be achieved by a boundary fence). The roof of the extension retains a shallow pitch that moves immediately into the application property. The extension is also partially set into the ground of the application property, the land being raised at the boundary, ensuring that collectively the height and scale of the extension at the boundary is kept to a minimum and is commensurate with the height of a boundary fence.

It is pertinent to note that the approved LDC extension is in fact higher along the shared boundary at 2.5m in height. The proposal therefore seeks a different roof form, with reduced eaves level along the boundary and to join the extension to the dwelling, a nominal change to the LDC approval.

In addition to the above regard has also been given to the depth of the neighbour's flat roof extension, the depth of the application extension is therefore not excessive when considered against this baseline, with no habitable windows affected due to the design as detailed above.

The result is a rear extension that does not result in unacceptable harm by way of overbearing effect, overshadowing or loss of light to the adjoining neighbour.

The final element would be the creation of a rear dormer window, which is commonplace in the immediate area and would retain a traditional and established outlook between neighbours, only overlooking the furthest elements of the rear gardens of neighbours. This is further aided by the screening afforded to adjoining neighbour 1 Capel Ley by its existing single storey rear extension. This part of the development would therefore also ensure that neighbour amenity is suitably protected with no unacceptable harm created.

Again, the principle of a dormer window has been accepted and granted by the LDC approval. The principle change is the modest increase in depth over a small section of the single storey rear extension.

Full regard has been given to the character and appearance of the area and the fact that the development would still retain a significant garden area for the application site. 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.

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