



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: HA/18/039

14th September 2018

Dear Sir/Madam

**Re: Pitched roof over garage, porch canopy and first floor front extension:
13 Southbrook Close, Havant, PO9 1RW**

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 add a low pitched roof over the existing single storey garage to the front of the dwelling, a porch style canopy to the front and a modest first floor extension above part of the extending front garage.

The roof over the existing garage is consistent with other examples of similar developments within Southbrook Close, as is the first floor addition over part of the garage. The front porch style canopy is considered to be a low key and attractive addition and would be a positive addition to the dwelling.

Full 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 proposed development to the front would have no bearing on the wider characteristics of the area. The extension fits in with the existing built form of the host dwelling and would be consistent with existing built form in the immediate area. The proposal is therefore



reflective of and in keeping with the existing pattern and scale of development found within Southbrook Close.

In respect of neighbour amenity no material harm would arise to the residential amenities of 11 Southbrook Close; the nearest neighbour to the development. The space afforded between the proposed extension and the neighbouring property and the limited depth ensures that there would be no resultant harm to the residential amenities of this neighbour.

The development would not therefore result in harm to neighbour amenity by way of overbearing effect, overshadowing, loss of light or loss of privacy.

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

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