

Dear Rachel please find attached as requested a proposed street scene with the automatic gate, we can confirm that the materials will match the existing property. Should you require any further information please do not hesitate to contact me.

Regards

CHRIS FLINT BSc (Hons) MRICS
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On Tue, 15 Jan 2019 at 13:24, Ballam, Rachel <Rachel.Ballam@havant.gov.uk> wrote:

Dear Mr Flint,

Thank you very much for the submitted revision.

Please can a street scene elevation be submitted which shows proposed northern boundary treatment, including the gates? In addition, please can the following information be provided:

- What will the opening mechanism for the gate be? (Automatic or manual?)
- Will the proposed materials match or differ from those of the existing host dwelling?

I will be re-consulting with the highways officer regarding the revised proposal. I suspect their advice may be to set the gates back so that a vehicle can wait off of the road whilst the gates are open, so it may be worth drafting something of this nature just in case it is requested.

Kind regards,

Rachel Ballam

Planning Officer: Conditions Discharge and Compliance

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From: Chris Flint [mailto:chrisflintassociates@gmail.com]
Sent: 11 January 2019 16:42
To: Ballam, Rachel <Rachel.Ballam@havant.gov.uk>
Subject: Re: APP/18/01167 - 89 London Road, Waterlooville

Rachel revised attached thanks.

Regards

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On Fri, 11 Jan 2019 at 14:58, Ballam, Rachel <Rachel.Ballam@havant.gov.uk> wrote:

Good afternoon Mr Flint,

Thank you very much for the submitted amended plan.

Please can the proposed block plan be amended to show the following:

- Outline of proposed driveway to be indicated on plan
- Soft/hard landscaping (e.g. lawn, block paving) to be indicated on plan
- Proposed removal of existing sub-dividing boundary treatment to be indicated on plan

Should the applicants wish to introduce a gate to the northern boundary please can this also be indicated on the relevant plans.

Kind regards,

Rachel Ballam

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From: Chris Flint [mailto:chrisflintassociates@gmail.com]
Sent: 09 January 2019 13:13
To: Ballam, Rachel <Rachel.Ballam@havant.gov.uk>
Cc: Karen Cooper <karencooper303@gmail.com>
Subject: Re: APP/18/01167 - 89 London Road, Waterlooville

Dear Rachel,

Please find attached our amended drawing.

Regards

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On Wed, 5 Dec 2018 at 16:47, Ballam, Rachel <Rachel.Ballam@havant.gov.uk> wrote:

Dear Mr Flint,

I am writing with regards to the above application with a view to seeking some minor amendments to the proposed scheme. My comments are given in respect of three matters, as follows:

1. Scale of proposed annexe
 2. Separation from host dwelling
 3. Domestic appearance
-
1. Scale of proposed annexe – there is concern that the proposed annexe is too large relative to surrounding development, with particular regard to its footprint which covers an area similar to many of the surrounding dwellings. In this regard, in combination with the factors to be discussed in points 2 and 3, the annexe would resemble an additional unit of accommodation within the street scene rather than as an outbuilding belonging to the host property. To address this matter it is recommended that the proposed annexe is reduced in scale by way of stepping in the front elevation of the bedroom and entrance hall by a minimum 0.6m. Retention of the front elevation to the living room in its current position is considered reasonable so as to allow for sufficient internal amenity space. The resulting building would be more appropriate in its footprint and overall scale for the proposed use.
 2. Separation from host dwelling – the proposed annexe would be situated at the opposite end of the application site from the main dwelling, separated by an existing detached garage and a boundary fence creating a visual and practical divide between the two buildings. It is therefore requested that the present application seeks to remove the boundary treatment which subdivides the application site. A condition would then be attached to the planning permission which would prohibit sub-division of the plot by way of boundary treatments thereafter.
 3. Domestic appearance – as currently proposed the annexe would appear very domestic in its form and character, resembling a residential bungalow rather than an ancillary outbuilding. In addition to the changes outlined in point 1 the omission of the external entrance porch would satisfactorily address this matter. The resulting design would be more appropriate to an ancillary building.

As a final point to note I believe the internal layout could serve the needs of the client more effectively with some minor alterations. Though by no means necessary in order to secure support of the proposal I would advise the alteration depicted within the attached document. The alterations would increase the available space in the bathroom, regularise the shape of the bedroom and enable more direct and unobstructed passage between rooms, easing wheelchair access if required.

Please inform me at your earliest convenience how the applicant would like to proceed on the basis of the above advice.

Kind regards,

Rachel Ballam

Planning Officer: Conditions Discharge and Compliance

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