



19 Well Copse Close, Horndean, Waterlooville, Hants, PO8 0HB

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

23rd May 2024

Dear Sir/Madam

**Re: Alteration of existing garage roof and insertion of rear dormer and front facing roof lights to provide home office:
10 Stockheath Way, Havant. Hants, PO9 2DS**

The submitted application is accompanied by the following:

- Application Form
- Location Plan
- Existing Block Plan
- Proposed Block Plan
- Proposed Elevations
- Proposed Floor Plans
- Existing Elevations
- Existing Floor Plans

The above information is submitted in support of the above planning application.

The application seeks approval to alter the existing garage roof (hip to gable), with the insertion of a rear dormer and front facing roof lights to provide a home office. The dormer would be to provide an internal staircase and required headroom. The windows of the dormer would be obscurely glazed, fixed shut with high level openings above 1.7m in height (measured from floor level).

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 hip to gable alteration would be more reflective of the surrounding built form as the dwellings are predominantly gabled, with no hipped properties within the immediate area.

The dormer would be located to the rear so would not have a discernible presence within the streetscene. This would be consistent with many other examples of rear facing dormers within the immediate area.

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The roof alteration and conversion to home office would have little impact on neighbour amenity due to its built relationship between neighbours, separation distances and existing boundary screening. Further the fixed and obscurely glazed windows of the rear dormer windows ensures that there is no unacceptable loss of privacy or direct overlooking.

The application proposed would therefore accord with the principles and objectives of policy CS16 and 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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