



Principal Planning Officer
Department of Planning & Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

22nd July 2022
1203

Dear Sir or Madam,

**RE: First floor extension, front verandah and alterations
36 Beach Road, Emsworth, Hampshire PO10 7HR**

Please find enclosed a full planning application on behalf of my clients Mr and Mrs Pointer for the property they are in the process of purchasing. Mr and Mrs Pointer have already exchanged contracts on the property and are waiting for completion, this application is submitted in anticipation of the successful purchase of the property and notice has been given to the vendor.

I have submitted an application electronically via the Planning Portal under the reference PP-11422056.

The property is currently a pre-war hipped roof bungalow that has had a flat roof extension built across the rear in the 1980s. There also exists on site a brick and concrete bunker in the rear garden and a narrow prefabricated concrete garage. Other than the bungalow being updated with UPVC windows in the past, the original bungalow is as built with the flat roofed extension creating an irregular layout.

Mr and Mrs Pointer wish to alter the property by creating accommodation at first floor, opening up the disjointed layout on the ground floor and replacing the flat roof with a pitched roof. Other detail changes will see new windows and doors introduced to the elevations and an open porch / verandah added at the front. The ground floor footprint of the property will not be extended other than by the creation of the front verandah.

The proposal will create one large bedroom at first floor with its own bathroom under a new 40° slate roof with hipped roof dormer windows to the front and south side. First floor windows proposed to the two side elevations will have obscure glass where below 1.7m and no opening part will be below 1.7m above the floor level.

There are no changes to the parking allocation on site. The existing front parking area and sideway will remain. It is the intention of my clients to demolish the bunker and garage in due

course and reinstate these areas as garden.

Drawing Numbers 1203/1 through to 1203/3 that accompany the application, show the existing and proposed plans and elevations.

As always, should you or your team require any further information, or wish to discuss the application, please contact me direct on the above telephone number.

Yours sincerely

A handwritten signature in black ink, consisting of a stylized 'N' followed by a cursive 'L' and a small flourish.

Nigel Lewis