

Mrs T Pickup
Planning Department - Havant Borough Council
Public Service Plaza, Civic Centre Road
Havant
PO9 2AX

8th July 2016

Application Ref: APP/16/00592

RE: PLANNING APPLICATION FOR PROPOSED EXTENSIONS TO THE NORTH & EAST ELEVATIONS WITH ALTERATIONS TO THE EXISTING FLOOR PLANS

Property Address: 89 The Brow, Waterloooville PO7 5BY

Dear Mrs Pickup,

Further to our conversation, I have reviewed the proposed scheme to consider altering the design of the side extension roof, to provide subservience to the main existing roof.

It is considered necessary to the design to keep the proposed pitch to that of the existing roof, so as not to lose the window line and eaves detailing. An amendment would therefore seek to introduce two double pitched lower roofs with a central valley. A proposed lowered roof on the side extension would either add a third ridge height to the dwelling or alternatively, if matched to the lower ridge height on the South elevation, would unbalance the appearance of the house. From an architectural perspective either of these alternative options would be detrimental to the overall appearance of the dwelling within the local area, with a loss of existing character.

From a design and construction point of view, it is far better to keep the proposed design simple with less materials required, reduced future property maintenance and a design complementary to the existing dwelling.

The proposed side extension follows the removal of an existing 1.5 storey side garage. Please refer to proposed drawings sheet P003, blue dash line denoting location of existing garage to be removed. The additional building height is not thought to be excessive and is well balanced with the proposed front extension when considering the complete scheme. There are trees part screening the North boundary. There is a good distance to the neighbouring dwelling to the North. The dwelling is not listed or in a designated area and there is no significant interest in the dwelling requiring it to maintain a subservient approach.

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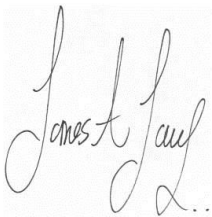
Conclusion

The proposed scheme represents an appropriate addition to the existing dwelling, consistent with local housing and in keeping with the surrounding area.

On reflection of the complete scheme, the client and I feel the submitted roof design is more aesthetically favourable to the character and overall design of the existing dwelling, and it would be detrimental to both the design and construction to introduce a third ridge line.

Should you have any questions about the application, please do not hesitate to contact me.

Yours faithfully,



Mr James Jay
Agent
The Planning Service