

Planning & Development Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Our Ref: mw/15012
Your Ref: APP/15/01147

25 November 2015

FAO Heather Lealan

Dear Sirs

Re: **Proposed new dwelling - 7 North Close, Havant, PO9 2TE**

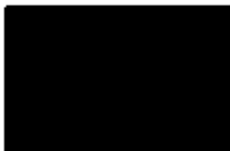
Further to the recent comments made on the above Reserved Matters Application I write to confirm the following points:

- The original application was an outline application with all matters reserved. The layout/positioning of the proposed new dwelling would be down to approval under a Reserved Matters Application
- The outline consent required an accurate plan showing the position, type & spread of all existing trees on site & a schedule detailing the size & physical condition of each tree where appropriate. A new report has been carried out & included in the Reserved Matters Application which will override the outline application report. None of the trees on the site is subject to TPO's.
- The proposed dwelling is positioned as shown on the submitted site plan and would not affect the daylight of any of the neighbouring properties. The east side elevation is in excess of 30.0m from the rear elevation to 3 South Close and is screened by existing trees
- It is not the intention of the Clients to alter the construction of the existing timber bridge which is supported by steel beams. Fire engine access will not be required under Building Regulations as a sprinkler system will be fitted to the new dwelling.
- There is no intention to raise the existing ground levels
- The Tree Officer has commented on the current application tree report & proposal and has no issues with the report.

- Landscaping have commented on the current application and are happy with the landscaping & planting proposal
- Environment Agency have commented on the current application and have no objection in principal to application. They have not raised concern over the paved areas.
- Southern Water have commented back on the current application and have no objection to the foul drainage connection. An application under a 106 Agreement will be made to SW. We will consult with Building Control & Environment Agency regarding discharge of surface water, although soakaways are proposed and neither have raised comments
- The proposed finished ground floor is approx 300mm above the existing ground level as recommended by the Environment Agency at Outline stage.
- It s not the Clients intention to adjust the existing bank levels to the stream. There is no requirement from Environment Agency to raise the bank levels.
- The location plan submitted at Outline stage was a red line plan. No layout/position of the dwelling was indicated and is subject to approval under the Reserved Matters Application. A cross on a location plan does not represent the position of a dwelling.
- A comprehensive tree report was required under 3(c) and overrides the outline application report.
- The garage is a standard double garage size with pitched roof. It is not the intention of the Clients to use an individual dwelling but to be used as an ancillary building to the proposed dwelling.

I trust the above is satisfactory but please do not hesitate to contact me should you require any further information or wish to discuss the matter.

Yours sincerely



Malcolm Wilkes