



Principal Planning Officer
Department of Planning & Development
Civic Offices
Havant Borough Council
Havant
Hampshire
PO9 2AX

8th December 2015
1053

Dear Mrs D. Haywood,

**RE: Two storey and single storey extension and alterations
3 Park Lane, Bedhampton, Havant, Hampshire, PO9 3HG**

Further to our email correspondence in September regarding the withdrawal of the planning application APP/15/00838 for the above project, I am now happy to resubmit the revised scheme. The delay has given my clients and me time to take stock to reconsider the design of the extension.

About the proposal

As I explained on the earlier application, the property has been the subject of an earlier first floor extension with the upper storey having very little visual connection with the lower storey. Internally the hallway is narrow and access to the first floor is awkward due to its position and the narrow width. There are also a number of additions to the house including the front porch, the single storey wc / utility room to the rear, a conservatory and a dilapidated brick outbuilding.

The proposal will see the front of the house tidied up with the existing plastic boxy front porch being replaced with a traditional open porch under a pitched roof which will provide a more welcoming entrance. The existing tile hanging to the front will be removed and replaced with render, whilst the frontage of the garage will be pushed back behind the line of the main house. To the rear, the outbuilding wc/utility and conservatory will all be removed and a new two storey and single storey extension will be built. Internally the layout will be modified to allow the staircase to be positioned an area that provides more space and the utility room and WC will be relocated to the centre of the house. The layout and design will also allow my clients to make the best of the orientation by providing a new family room overlooking the rear garden.

The new work and the changes to the existing structure will visually tie the ground and first floor together. The existing bathroom and the new ensuite will both have high level Velux windows positioned at a height of 1.7m to avoid any overlooking.

There are no changes to the parking allocation on site. The existing garage and parking space for three cars on the front driveway will remain.

The revised proposal to APP/15/00838

We have considered your concerns regarding the impact of the main two storey extension on the neighbouring property and have reconfigured the design to address your concerns.

As you will see from the proposed plans, the main two storey extension has been shortened by 1000mm and stepped 450mm to the south and away from the neighbour. In addition the proposed plans now show the line of the neighbour's bungalow behind their conservatory. The reduction in depth of the main extension coupled with stepping it away now ensures that a line drawn at 45⁰ from the neighbouring rear window will miss the extension. I would reiterate that the neighbour's conservatory side wall is of solid masonry and therefore offers no view of the extension.

As a result of stepping the main extension to the south, the small upper dormer window previously shown on the rear elevation has been omitted; this is now replaced with a roof window and window. I have also taken the opportunity of cleaning up the design by omitting the earlier glazed gabled to the main bedroom and have replaced it with a pair of inward opening doors with a glazed Juliet balcony arrangement. To compensate for the loss of windows to the main bedroom, I have introduced a roof window at high level within the ceiling to the main bedroom. This side facing roof window is shown on the south elevation and would have the lowest part of the opening at a height of more than 2m above floor level.

I hope that you will find the revised proposal satisfactory, but as always, should you or your team require any further information, or wish to discuss the application, please contact me direct on the telephone number shown below.

Yours sincerely

Nigel Lewis