

From: Paul Davey [<mailto:PDavey@gtainterior.com>]

Sent: 05 January 2015 08:01

To: David Eaves

Subject: RE: APP/14/00790 Planning Application 38 Park Road, Purbrook: Two Storey side extension; loft conversion with front and rear dormers

Dear Mr Eaves

Thank you for your communication below and respond as follows.

1. I have attached an amended plan that shows the boundary wall to be a parapet wall with valley gutter on side of no 38 so that there is no projection over the boundary, therefore cert B not required.
2. I have reduced the size of the front dormer and confirm that it is traditionally constructed, drawing attached.
3. Drawing attached showing the 3no parking spaces on the site.

I trust the above answers your queries and that the application can now be processed favourably.

Regards

Paul Davey

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From: David Eaves [<mailto:David.Eaves@havant.gov.uk>]

Sent: 18 December 2014 12:38

To: Paul Davey

Subject: APP/14/00790 Planning Application 38 Park Road, Purbrook: Two Storey side extension; loft conversion with front and rear dormers

Dear Mr Davey

I refer to the above planning application and having visited the site and considered your plans (further to my voicemail message today), I would ask you to respond to the following comments:

- The plans indicate that the side wall of the extension is projecting to the boundary of the neighbouring property, No36 Park Road. The roof overhang would therefore project beyond the site boundary as drawn. It is noted that the application form includes a Certificate A which states that the development is entirely on the applicants land. As this is not reflected by the plans/elevations and it considered that the application is invalid. Please provide an amended Certificate B and serve notice on the adjacent owner or amend the plans to ensure that the development is entirely on the applicants own land. I am aware that amending the plan would be difficult as the proposed garage which is already narrow may not be suitable as a garage if further reduced. Any application should show how 3 parking spaces can be accommodated on site to meet the Council's car parking standards.
- A further concern relates to the front dormer window proposed. The size and design of this dormer is considered unacceptable and would be harmful to the character of the building and the visual amenities of the area. I would therefore recommend that modest rooflights be utilised or a small traditionally designed dormer be provided to the front elevation. Any dormer should be a subservient feature of the roofslope.

I trust that the comments are self explanatory but please do not hesitate to contact me if you need to discuss the issues raised. In the meantime the application will be treated as subsequently invalid pending the submission of revised certificate or plans/elevations.

Please note that the above comments are the opinions of a planning officer and are in no way binding upon the Council when determining an application for Planning Permission.

Regards

David Eaves

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