



Planning Department - Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

30TH July 2015

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR PROPOSED FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE ON THE NORTH ELEVATION AND A TWO STOREY EXTENSION ON THE SIDE SOUTH ELEVATION

Property Address: 4 Wallis Gardens, Waterlooville PO7 7SA

Please find the enclosed planning application for the alteration of the existing dwelling, providing a two storey side extension, following the removal of an existing ground floor side extension and a side first floor extension above an existing garage. This application includes the completed application form, Design and Access Statement, application drawings and an application fee of £172.

The property currently has planning permission for a first floor side extension above the existing ground floor extension, HBC Ref: APP/10/00373. The scheme was started with the completion of the rear ground floor extension.

Proposal

The proposed scheme will remove the existing ground floor side extension on the South Elevation, in favour of a new two storey side extension. On the ground floor the extension will provide a new living room and on the first floor a bedroom and two en-suite bathrooms.

On the North elevation the existing first floor dormer above the existing garage will be removed in favour of a new first floor side extension. The first floor extension will provide on a new bedroom and new family bathroom.

The proposed extensions will both use a pitch roof design sympathetic to the existing dwelling and will use materials in keeping.

The South elevation side extension will be subservient to the existing dwelling. The North elevation extension will use the same footprint of the existing garage.

Planning Policy

The following planning policies have been considered and applied to produce the proposed development:

The site is within a Settlement Policy Boundary.
Policy CS16 - High Quality Design.

cont...

**Assessment**

The principle of the proposal is established in local plan policy GS2.

It is considered that the proposed extensions fall outside permitted development, and a full planning application has been made in favour of the enclosed proposed scheme.

The design respects the character of the existing dwelling, reflecting the proportions, materials and features of existing properties within the local area. The proposal also provides an opportunity to enhance the function of the property whilst adding thermal efficiency and security.

Conclusion

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

If you have any questions about the application, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, which appears to read 'James Jay'.

Mr James Jay
Agent
The Planning Service