



BH ARCHITECTURE LTD

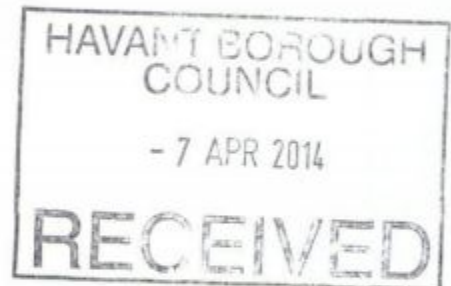
Heath Cottage, Newlands Lane, Waterloo, Hampshire. PO7 5SQ

T & F: 023 9223 2322 M: 07747 771808

E: bernard@bernardharding.com

www.bh-architecture.co.uk

Director of Planning
Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX



05 April 2014

Dear Sir/Madam

RE: Proposed single storey side and rear extension, after demolition of garage, with two number proposed rooflights to west elevation at 53 Padnell Road, Waterloo, PO8 8EB for Mr & Mrs I Thomas

Please find enclosed a planning application for the above scheme which includes one copy of the following drawings/documentation:

- | | |
|---------|---|
| 795/01B | - Existing Floor & Roof Layouts, Elevations/Site Section. |
| 795/02B | - Proposed Floor & Roof Layouts, Elevations/Site Section. |
| 795/03 | - Proposed Street Elevation, Location & Block Plan. |
| | - Application Form. |
| | - Cheque for £172. |

Please note the following matters:

1. Our client's property is a three bedroom detached bungalow with an attached single garage. There is ample off road car parking for a number of vehicles.
2. A single storey rear extension was approved on 08.09.1999 ref: 97/55392/001. This has been constructed.
3. The site is in a very low flood risk area, 1 in 1,000 (0.1%) chance of flooding. This is classified as zone 1 (no flood risk assessment required).
4. Our client's requirements include the construction of a single storey side and rear extension to allow the creation of a larger living room. This will have ease of access to the large garden for enjoyment of both indoor and outdoor living. The existing living room will be converted into a bedroom with an ensuite.
5. The existing rear bedroom will have no external elevations and will become a family bathroom and utility space with two rooflights to the western elevation for proposed bathroom facility.
6. The existing attached single flat roofed garage located to the side of the property is in poor condition. This will be demolished and reconstructed with a study area immediately behind. The garage width will be slightly reduced by 25mm to allow fascia board/foundations to be located on our clients land so as not to intrude onto land owned by others.

7. The design of the proposals will involve a pitched roof to the rear living room extension with an attached flat roof covering the single garage and study. These roof structures have been designed so as not to impede natural light flooding into the neighbour's property at number 51.
8. Building materials to be used will match existing in all respects. Facing brickwork with plinth and quoins and upper rendered elevations. Plain roof tiling to pitched roof elements and felt roof covering to the flat roofed areas.

We request Havant Borough Council support these proposals.

Yours faithfully



For and on behalf of BH Architecture Ltd

Encls

cc: Mr & Mrs Thomas