

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

2nd February 2015

Dear Sir/Madam,

RE: APPLICATION FOR PRIOR NOTIFICATION FOR PROPOSED GROUND FLOOR REAR EXTENSION

Property Address: 68 Roundway, Waterlooville, Hampshire PO7 7QD

I enclose an application for prior notification for the alteration of the existing dwelling to erect a rear ground floor extension after the removal of an existing conservatory and a replacement outbuilding after the removal of an existing garage. This application includes the completed application form, Design and Access Statement and application drawings.

Proposal

The proposed scheme will remove the existing rear conservatory in favour of a new rear ground floor extension. The extension will provide additional space to the existing kitchen and add a new garden room off of the existing dining room and a new utility room.

The proposed extension will use a single pitched roof design, sympathetic to the existing dwelling and will use materials in keeping.

The proposed rear extension will not be seen from the front street scene. The view from the side will be across the existing garden and timber fence line. The rear extension will be subservient to the existing dwelling and set back from the existing dwelling.

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.

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Assessment

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

It is considered that the rear extension falls within prior notification, and a full planning application is not required for the proposed enclosed scheme.

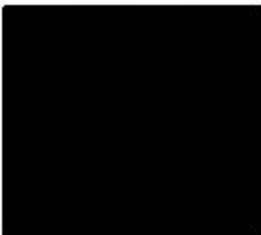
The design respects the character of the existing dwelling reflecting the proportions, materials and features of existing properties within the local area. The proposal also provides an opportunity to enhance the function of the property whilst adding thermal efficiency and security.

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,



Mr James Jay
Agent
The Planning Service