



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

13th August 2015

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR PROPOSED REAR & FRONT GROUND FLOOR EXTENSIONS

Property Address: 10A BILLETT AVENUE WATERLOOVILLE PO7 7SZ

Please find the enclosed planning application for the alteration of the existing dwelling, providing a new rear ground floor extension, following the removal of an existing ground rear conservatory, and a new front ground floor extension. This application includes the completed application form, Design and Access Statement, application drawings and an application fee of £172.

Proposal

On the South elevation the proposed scheme will remove the existing ground rear conservatory in favour of a new ground floor rear extension. The extension will provide additional space to the existing living room.

On the North elevation the scheme will add a front ground floor extension to the North elevation next to the existing entrance porch. This extension will provide additional space to the existing kitchen.

The proposed extensions will both use a flat roof design sympathetic to the existing dwelling.

The proposed scheme seeks to update the external materials of the existing dwelling and garage with dark grey brick stock and clean light beige render.

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 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