

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

9th September 2014

Dear Sir/Madam,

RE: PROPOSED NEW DWELLING

Property Address: 29A Forest Close, Cowplain, Waterlooville PO8 8JE

Please find the enclosed planning application.

Background

The existing site is owned by my client and backs onto the rear side boundary of his property 29 Forest Close. The location is unused ground between the garden of 29 Forest Close and the neighbouring garages. The area has been plagued with illegal fly tipping and as such has been neglected and left to become overgrown.

This unused waste ground has been included in a subdivision of the rear garden of 29 Forest Close. The subdivision also includes a detached garage and unused ground to the side, once part of 29 Forest Close.

The total area of the site is 175m².

Where possible the neighbouring property owners, together with other local residents of Forest Close, have been consulted regarding the proposed plans.

Proposal

The proposed scheme will clear the overgrown wasteground and remove the existing garage in favour of a detached single dwelling with off road parking and private garden.

The new dwelling will have a footprint of 91m².

The new scheme will use materials to reflect the local surroundings and use modern construction methods of the highest quality utilising local trades and skills.

The design will significantly enhance its immediate setting and wider surroundings, with a notably improved visual impact. The property will provide a comfortable home and positively contribute to local design, with above average thermal efficiency through use of renewable energies.

Please see the attached existing and proposed drawings for full details.

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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.

Policy DM13 - Car and Cycle Parking on Residential Development.

Code for Sustainable Homes

Assessment

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

National Planning Policy Framework (NPPF) and Circular 2010

The design of the scheme respects the character of the site and the location, reflecting the proportions seen locally. It provides an opportunity to use a residential site to provide an additional dwelling, contributing to the local community and surroundings.

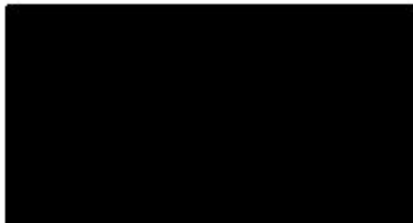
The proposed construction will provide economic benefits to trades and suppliers in the area and will demonstrate use of local skills.

Conclusion

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

Should you require any further detail or have any questions, please do not hesitate to contact me.

Yours faithfully,



Mr James Jay
The Planning Service