

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

15 April 2014

Dear Sir/Madam,

Re: Planning Application for Proposed Ground Floor Rear Extension

Property Address: 96 Havant Road, Hayling Island PO11 0LJ

I enclose a planning application for the alteration of the existing dwelling to erect a rear ground floor extension. This application includes the completed application form, Design and Access Statement, application drawings and a cheque payable to Havant Borough Council for £172.00.

Background

This full planning application is made following a recommendation by Havant Borough Council Planning. The design is described in the Design and Access Statement and adheres to local planning policy.

Proposal

To remove to existing rear lean to extension, currently housing a wc and utility area, in order to erect a new ground floor rear extension. The proposed alterations to the existing dwelling will accommodate additional space to the existing kitchen and relocate the existing utility room & wc.

A flat roof extension design would be sympathetic to the existing dwelling and use materials in keeping.

The proposed rear extension will not be seen from street. The rear extension will be subservient to the existing dwelling and set back from the property boundaries. The existing extension is in need of repair and the proposed extension will offer an improved aspect.

cont...

**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.

Assessment

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

Consideration has been given to the extension under permitted development, however a full planning application has been made in favour of the proposal enclosed, which provides improved aesthetic and practical use of the space.

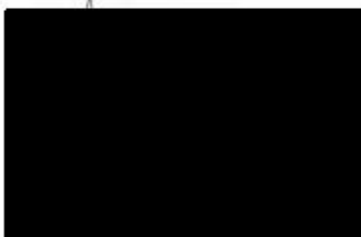
The design respects the character of the existing dwelling reflecting the proportions, materials and features of existing properties within the local area. The proposal also provides an opportunity to enhance functionality of the property whilst adding thermal efficiency and security.

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