

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

26th September 2014

Dear Sir/Madam,

Re: Full planning application for a ground floor rear extension with replacement garage outbuilding

Property Address: **24 Mill Road, Waterlooville PO7 7AR**

Please find the enclosed planning application for a ground floor rear extension with replacement garage outbuilding. 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

The property is a semi-detached, set back from the road and is not directly overlooked. There have been some additional alterations to the property since built namely a rear ground floor extension and loft conversion. The site is within a Settlement Policy Boundary.

Proposal

To remove an existing rear ground floor extension on the South West elevation in favour of a new ground floor rear extension with flat roof. To remove an existing garage to the rear of the property in favour of a new detached garage with pitched roof.

The proposed scheme will increase the existing footprint of the dwelling by 29.5m² and unify the external appearance.

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 permitted development, however in lieu of the front first floor extension a full planning application has been made in favour of the proposed enclosed scheme.

The scale of the proposed extension and detached outbuilding respects the character of the existing house appearance. The proposal also provides an opportunity to improve the thermal efficiency, safety, security and functionality of the property.

Conclusion

The proposed extension and garage represent appropriate additions to the existing dwelling, consistent with local housing, 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