

Denise Sheath

From: Tonyallies [alliesarchitects@gmail.com]
Sent: 07 March 2014 16:11
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: Application 14/00103 19, Castle Avenue, Havant

Dear sirs,

Further to my telephone conversation with David Eaves it was agreed that it would be appropriate for me to respond to issues of fact raised in the received responses to this application.

The planning submission including a design access statement which describes how the proposals will not impact on the amenities of neighbouring properties.

The garage being located towards the Southern side boundary will not cast any shadows on the garden of no 15, Castle Avenue and its orientation and roof form will avoid any sense of overbearing of the property on the site or neighbouring dwellings.

The eaves height of the building will determine the potential for impact on neighbouring properties and this is single storey. The eaves height of a pitched roof garage is intrinsically lower than for a flat roofed garage with the same clear internal height.

The pitched roof on all elevations resulting in a pyramid form presents the minimum visual impact from all directions. The roof pitch is the same as the existing dwelling and therefore appropriate and the orientation of the garage presents a hip at a resulting lower pitch in relation to both of the boundaries with adjoining properties and with the road frontage which further reduces the visual impact.

Finally the site drawings are all drawn directly from published Ordnance Survey plans and checked against dimensions on site, they are therefore accurate in all respects including the location of boundaries and their relationship with properties.

I hope that this information is useful and look forward to your determination of this application.

Kind regards

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