



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

24th January 2014

Dear Sir/Madam,

Re: Planning Application for Proposed Ground Floor Rear Extension with Conservatory

Ref: GEN/13/00838

Property Address: 12 Hartwood Gardens, Waterlooville PO8 8RA

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

Background

This application is made following a pre-application consultation with the local Planning Officer Heather Lealan, and supports her recommendations. The design is described in the Design and Access Statement and adheres to local planning policy.

The neighbouring property (No. 14) has an existing common oak tree at the boundary of the applicant's property. The tree is protected under TPO 1357. The proposed scheme is within the root protection area of 7.8m.

Following an onsite meeting with HBC tree officer Jamie Gargett an arboriculture report has been prepared by Mark Welby of ACD Landscape Architects. The arboriculture report includes; a Tree Impact Assessment, Method Statement and Tree Protection Plan. A copy has been included within this planning application.

Proposal

To remove the existing rear conservatory, in order to erect a new ground floor rear extension with a new conservatory. The proposed alterations to the existing dwelling will accommodate additional space to the existing living room. The proposed scheme will also provide a replacement conservatory on the rear of the proposed extension.

cont...

A pitch roof extension design would be sympathetic to the existing dwelling and use materials to match.

The proposed design will not be seen from the street and will be subservient to the existing dwelling. The mature garden of the applicant's property and neighbouring properties provides sufficient screening so that the proposed scheme does not significantly alter the aspect for neighbouring properties.

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

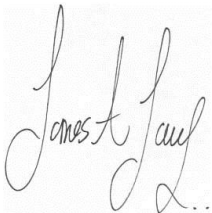
The design respects the character of the existing dwelling, reflecting the proportions, materials and features of existing properties within Hartwood Gardens and the local area. The proposal also provides an opportunity to enhance functionality of the property whilst adding thermal efficiency and security.

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