REFUSE

ır Ref : 090101

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Date : 17th June 2010

To: Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX

Attention Planning and development

Dear Sirs,

Re : Proposed Conversion, extension and internal alterations at 32a Hart Plain Avenue, Cowplain.

I write with reference to the above and wish to make the following statement to accompany the planning application re-submission.

Further to the original planning application which was withdrawn because of major concerns over the bulking and style of the property, both ACE Designs and our client Mr. Abraham have had exhaustive discussions with the original planning offer, and more recently with Stephen Cantwell, who has been extremely helpful in helping to try and resolve the issues that had previously been raised.

Following these discussions which have also involved Adele Maher giving very helpful advise by both e-mail correspondence and face to face discussions with Stephen Cantwell, we feel that we are now in a position to re-submit the application for the proposed development as detailed in the Design and Access Statement below.

We have produced many re-iterations of the scheme for discussions and have had positive and constructive feedback at each stage of our discussions with Stephen Cantwell.

The scheme that we have now submitted is a considerable reduction to that originally deposited. The roof line has been reduced and the fenestration has been altered to suit the comments made.

We wish to point out that the "higher" central roof element has been added to allow for water storage tanks and for the tanks required for the solar panels to allow the client to attain a sustainable energy source for the property.

We appreciate that the roof when seen from the elevations is higher than that of the main roof line, but would strongly wish to state that as can be seen from the long section, drawing 13, that when viewed from the public highway the higher ridge is only just visible assuming a line of sight taken at 1.5m high.

This will be the same from both the neighbouring properties. This will therefore mean that the higher roof should not have an impact on the neighbours, which was one of the major concerns on the previous application.

Finally we ask that this application is determined by the planning committee and not dealt with under delegated powers, and would ask that you kindly confirm that this request will be granted.

We look forward to hearing from you in due course.

Yours Faithfully

Graham Gard
For and on Behalf of
ACE Designs