



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

03 September 2013

Dear Sir/Madam,

Re: Planning application for proposed loft conversion

Property Address: 22 Coronation Road, Waterloooville PO7 7FA

I enclose a planning application to erect a first floor rear extension. This application includes the completed application form, Design and Access Statement, application drawings. No planning application fee is required as the scheme is within permitted development rules.

Background

This application is made following a pre-application consultation with the Development Control Planning Officer Jenna Shore, and supports her views. The design is described in the Design and Access Statement and adheres to local planning policy. The scheme is thought to be with permitted development rules however the historic planning application (98/S1664/17) condition 13 states: 'Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A-H of the 1995 Order, as amended, shall be erected within the curtilage of any dwelling/house without the prior written approval of the Local Planning Authority.

Proposal

The proposal will sympathetically add a rear roof dormer to accommodate a new master bedroom and en-suite bathroom within the loft area. This will add a new second floor to the property.

The dormer will have a double pitched hipped roof to match the existing roof design and materials. The proposed dormer will be below the height of the main existing roof and will not be seen from the front elevation.

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, Core Strategy 2011- High Quality Design

Assessment

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

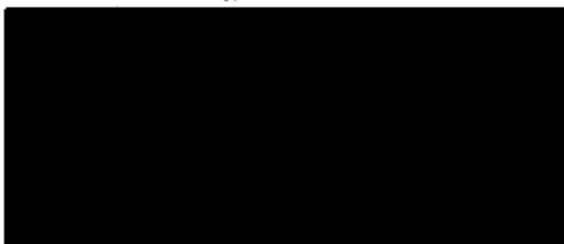
The design of the scheme respects the character of the existing dwelling, reflecting the proportions, materials and features of existing properties within Coronation Road, and the local area. The proposal also provides an opportunity to enhance functionality of the property whilst adding greater thermal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

Conclusion

The proposed scheme which would normally be within permitted development rules 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