



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

07 February 2013

Dear Sir/Madam,

Re: Planning application for proposed first floor rear extension

Property Address: 29 Summer Hill Road, Cowplain, Waterlooville PO8 8XD

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 and a cheque payable to Havant Borough Council for £172.00.

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.

Proposal

The proposal will sympathetically add a first floor rear extension to accommodate a new family bathroom, dressing room and en suite.

The extension will have a double pitched hipped roof to match the existing roof design and materials. The proposed scheme will not be seen from the street,

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

cont...



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 Summer Hill Road, 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