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HAVANT BOROUGH COUNCIL
07 DEC 2011
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Havant Borough Council
Planning Department
Civic Offices
Civic Road
Havant PO9 2AX

6th December 2011

For the attention of the Planning Officer for Hayling Island

Dear Sir/Madam

Ref: Extensions and Alterations
33 St Thomas Avenue. Hayling Island. PO11 0ET

I attach a detailed Householder Planning Application for the above proposal, to include four copies of drawing No.'s 3030/006 to 010 & 100 to 102, completed application form, checklist and cheque No 200006 for £150 to cover the planning fee.

The following planning statement describes the proposal:

'The proposal is in two parts, being a new roof to the main house to provide first floor accommodation and an extension of the existing annex with new garage and revised driveway.

The existing two bedroom bungalow sits comfortably within the plot, which is enclosed with coniferous hedge screening, approximately 4m high, to the perimeter boundaries. The existing roof is laid with red pantiles which are continued over the existing detached annex accommodation, visually linking the two structures together, and at present the roof has a relatively low pitch of below 30 degrees. The walls of the property are painted 'white' render with feature areas of stone cladding. The existing property has a 'Mediterranean beach villa' style, popular of the 1960-70's era.



Fig 1. – View of property from driveway entrance

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The proposal is to replace the roof with a grey slate to a 45 degree pitch, raising the ridge height by approximately 2.4m and to include dormer windows to the front and rear along with a reduced ridged gable to the front elevation. The elevated roof with dormer windows allows for additional accommodation to provide 4 bedrooms on the first floor allowing for the ground floor to be revised, accommodating the main living space. The proposal therefore becomes a chalet style bungalow similar in style and in keeping with adjoining and neighbouring properties. The slate roof will suitably relate with the natural stone cladding and painted 'white' render to walls to visually transform the property into a modern contemporary style home.

The existing annex is to be enlarged and improved to allow for disability access into and throughout the accommodation for a dependant relative. The second bedroom is provided for the occasional visitor or carer and will be generally used as a hobbies room. A porch canopy is provided close to the entrance door to allow for ease and protected access to and from a mobility scooter. The bathroom has been carefully designed to meet disability shower accommodation.

The garage is relocated to the side of the annex to allow for the annex accommodation to be more closely linked to the house. The existing tarmacadum driveway is to be extended to the new garage door and a turning head is to be provided to allow for vehicle turning within the property.'

Could you please process this at your earliest opportunity. It may well be possible to deal with this at officer level and therefore reach a decision within a shorter period of time, which would be much appreciated.

If necessary I shall be pleased to attend your offices to discuss any aspect and therefore look forward to your reply.

Yours faithfully

[redacted]

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