

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

13th July 2020

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR PROPOSED REAR EXTENSION

Property Address: 33 Manor Farm Close, Denvilles, Havant, PO9 2DQ

Please find the enclosed planning application for the alteration of the existing dwelling, providing a proposed rear extension and loft conversion. This application includes the completed application form, Design and Access Statement, application drawings and an application fee paid on behalf of the client.

Background

The existing dwelling is a detached house of brick construction. The site is within a Settlement Policy Boundary. There is off road parking for four vehicles using the existing drive and garage.

Proposal

The proposed scheme will provide a new rear ground floor extension and a new second floor within the converted loft space.

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.

It is considered that the rear extension falls just outside prior notice and extended general permitted development due to the falling rear ground level and proposed roof lantern. A formal householders planning application has been made in favour of the enclosed proposed scheme.

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

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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