

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

18th March 2016

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR PROPOSED GROUND FLOOR SIDE EXTENSION

Property Address: 81 Greenfield Crescent, Horndean, nr Waterloooville PO8 9EN

Please find the enclosed planning application for the alteration of the existing dwelling, providing a side ground floor extension. This application includes the completed application form, Design and Access Statement, application drawings and an application fee of £172, paid by client.

Background

The existing dwelling is a semi-detached two bedroom bungalow of brick construction. An additional rear extension as been added in 2000. The site is within a Settlement Policy Boundary and is well screened with timber fencing, trees and hedges. There is off road parking for five vehicles using the existing drive and garage.

An informal application to confirm general permitted development was submitted on 4th March 2016, reference: GEN/16/00266.

Proposal

The proposed scheme will add a side ground floor extension to the existing dwelling. The extension will provide an additional bedroom and shower room.

The proposed extension will use a semi-pitched roof with hidden flat roof design sympathetic to the existing dwelling and will use materials in keeping.

The proposed side extension will be well screened from the street scene. The side extension will be subservient to the existing dwelling and set back from the property boundaries.

The proposed scheme has been design within permitted development rules but was not accepted where the property and location of the proposed extension has two principle elevations fronting highways, Greenfield Crescent and Eglantine Walk.

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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 side extension falls just outside permitted development, and a full 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.

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