



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

7th April 2017

Dear Sir/Madam,

**RE: PLANNING APPLICATION FOR PROPOSED REAR EXTENSION AND REPLACEMENT GARAGE
FOLLOWING REMOVAL OF EXISTING**

Property Address: **20 The Dale, Widley, Waterlooville PO7 5DE**

Please find the enclosed planning application for the alteration of the existing dwelling, providing a rear ground floor extension and replacement outbuilding, following the removal of an existing conservatory, rear extension, outbuilding and garage. This application includes the completed application form, Design and Access Statement, application drawings and an application fee of £172.

Proposal

The proposed scheme will remove the existing rear conservatory, rear extension, outbuilding and garage in favour of a new rear ground floor extension and replacement garage. The extension will provide an open new kitchen, second reception room / bedroom 4 with en-suite shower room and a new wc, and utility room. The garage will provide replacement outbuilding.

The proposed extension and outbuilding will both use a pitch roof design sympathetic to the existing dwelling and will use materials in keeping.

The proposed rear extension will not be seen from the street. The rear extension will be subservient to the existing dwelling and set back from the property boundaries. The existing conservatory and rear extension is in need of repair and the proposed extension will offer an improved aspect.

The proposed replacement garage outbuilding will be de-ceased at the rear and extended at the front and will offer more amenity to the main dwelling. The outbuilding will be used for secure storage and as a garage.

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 - 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 permitted development but within prior notice. The extension to the existing garage outbuilding is considered to be within permitted development. A full planning application has been made in favour of the enclosed proposed scheme.

The design respects the character of the existing and neighbouring dwellings 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