



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

16th April 2019

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR PROPOSED REAR EXTENSION

Property Address: 8 Billy Lawn Avenue, Havant, PO9 5HJ

Please find the enclosed planning application for the alteration of the existing dwelling, providing a front second floor roof dormer. 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 end of terrace house of brick construction. The site is within a Settlement Policy Boundary. There is off road parking for three vehicles using the existing drive and garage.

Proposal

The proposed scheme will alter the existing roof by constructing a dormer of the front elevation.

The roof extension using a dormer will provide an additional bedroom space to the existing second floor bedroom.

The dormer will use a flat roof design sympathetic to the existing dwelling and will use materials in keeping. The proposed extension will be subservient to the dwelling and will be below the height of the main existing roof ridge.

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.

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**Assessment**

The principle of the proposal is established in local plan policy GS2.

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