

[REDACTED]

From: Daniel Tatomir [REDACTED]
Sent: Monday, April 15, 2024 9:27 PM
To: Sarah Roberts - CAAD Ltd [REDACTED] Toole, Joseph [REDACTED]
Subject: Re: APP/24/00248 - 7 Ewhurst Close, Havant, PO9 4PS

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hello,
The primary reason for constructing the annex is to provide accommodation for my mother-in-law [REDACTED]. We have no intentions of using it for rental purposes or generating any additional income from it. [REDACTED]
[REDACTED]

If you have any further questions or need additional information, please don't hesitate to reach out.

Best regards,
Daniel Tatomir

From: Sarah Roberts - CAAD Ltd <sarah.roberts@caad.online>
Sent: Monday, April 15, 2024 9:00:29 AM

To: Toole, Joseph <joseph.toole@havant.gov.uk>
Subject: Re: APP/24/00248 - 7 Ewhurst Close, Havant, PO9 4PS

Good Morning Joseph,

I hope you are well and enjoyed the weekend.

We will be happy to provide you with additional information, but wanted to double check the below with you first.

- This property and the adjacent houses do not have on-site parking as they were purpose built by Portsmouth City Council and designed to have pedestrian only access and parking is on the road. Havant Borough Council have extended the road to the southern area of Ewhurst Close but have said to the Applicant's that the Council does not have the funds in place to be able to extend the road up to the application site. There is ample parking space available on Ewhurst Close, Botley Drive and Highclere Avenue.
- A rear extension can be built up to 3m under Permitted Development so could you please explain why the 45 degree test is required for the additional metre?

I will speak with the Applicant's to provide you with a statement in regards to the annex.

Kind Regards,

Sarah Roberts BA (Hons) MSc AssocIHBC
Director | Architectural Designer & Heritage Consultant



Critchley Architecture And Design (CAAD) Ltd.

Address: 34 North Street, Havant, PO9 1PT

Office:

02392 474 919

Email:

info@caad.online

Website:

www.caad.online

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On Fri, 12 Apr 2024 at 08:26, Toole, Joseph <joseph.toole@havant.gov.uk> wrote:

Hi Sarah,

Following on from my previous email please can you provide a Parking Plan showing car parking spaces within the 2.4m x 4.8m dimensions.

I look forward to hearing back from you.

Kind regards,

Joe

Joseph Toole

Planning Officer

Planning Services

Havant Borough Council

Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Direct Dial Telephone Number: (023) 924 46284

e-mail: joseph.toole@havant.gov.uk

www.havant.gov.uk

www.facebook.com/havantboroughcouncil

www.twitter.com/havantborough

<https://www.havant.gov.uk/privacy-policy>

From: Toole, Joseph
Sent: Thursday, April 11, 2024 10:32 AM
To: Sarah Roberts - CAAD Ltd <sarah.roberts@caad.online>
Subject: APP/24/00248 - 7 Ewhurst Close, Havant, PO9 4PS

Hi Sarah,

I hope you are well.

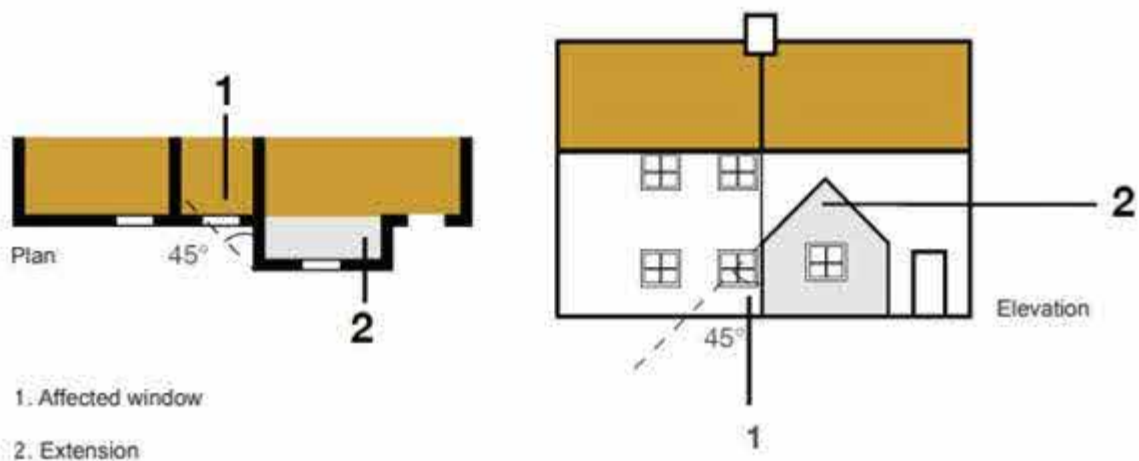
With regards to your above application please can the following information be provided:

- 45 degree test plans from the proposed rear extension on the ground floor rear window at No.8 Ewhurst Close closest to the application site. Details can be found below. This is taken from the Havant Borough Design Guide SPD.

5.43 The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone.

5.44 To assess this, on the window wall elevation an angle is drawn diagonally down at 45 degrees from the near top corner of the proposed extension. An angle of 45 degrees is then drawn back from the end of the extension toward the window wall. If the centre of the main window of the adjoining property lies on the extension of both these lines, then the extension will probably cause a noticeable reduction in sky light received by the window.

Figure 5.12: Design of a rear extension should avoid the loss of light to neighbours



- A Planning Statement providing details on the proposed annexe in terms of who will be using it and its functional/integral link to the main dwellinghouse.
- Currently the proposed annexe has no internal link to the main dwellinghouse, it is recommended that an internal door is provided so there would be a link to the main dwellinghouse. If no internal link is provided (being self contained) we would need CIL Forms 1 and 2 and 8 if you wish to claim relief.

I hope this makes sense and I look forward to hearing back from you.

Kind regards,

Joe

Joseph Toole

Planning Officer

Planning Services

Havant Borough Council

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Direct Dial Telephone Number: (023) 924 46284

e-mail: joseph.toole@havant.gov.uk

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