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Civic Offices
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PO9 2AX

CHARTERED TOWN PLANNER

Thursday, 30 June 2016

Dear Sir/Madam:

Re: Demolition of porch and side and rear conservatories and erection of new front porch; two storey side extension; single storey rear extensions; and changes to the roof.

Harbour View, Marine Walk, Hayling Island

I have the pleasure of enclosing my client's householder planning application for the above mater.

The subject property is a post war detached property with the first floor partly within the roofspace. It has a single flat roofed dormer on the front elevation and conservatories to the east side and rear.

The scheme seeks to demolish the front porch and the side and rear conservatories. A two storey side extension and a single storey extension will be constructed along with a new front porch.

The proposed side extension will project 800mm further out than the existing conservatory.

The intention with the side extension and front porch is to provide a symmetrical appearance to the front and provide dormers with pitched roofs. The porch roof will tie into the main roof, providing a cat-slide with dormers to either side in the main roof will be subordinate to the whole roof.

A similar design approach used for the front porch is followed through to the rear extension whereby its roof ties into the existing to provide a large catslide. The dormers in the rear roof occupy more of the roof but since they are to the rear and not seen from any public view points it is considered that they are acceptable. In addition, their design has sought to avoid flat roofs.

In all there is only a 10sq m increase in the footprint of the building.

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The property is located within Flood Zone 3 and since the proposal relates to a householder extension of under 250sq m then the standing Advice EA FRA form has been completed.

In this respect floor levels will be set no lower than existing levels and the extensions will incorporate flood proofing / resilience and resistance techniques.

In particular the new extensions will use the preferred approach for ground-supported floor as set out in Figure 6.4 of the publication *'Improving the flood performance of new buildings'*.

The ground floor will therefore be constructed on a 'water exclusion strategy', namely:

- Hardcore bed at least 100mm thick of well compacted inert material, blinded with fine inert material to provide a smooth base
- Damp proof membrane of polythene at least 1200 gauge
- Concrete slab at least 150mm thick
- Insulation as rigid closed-cell material

Additional flood proofing measures will include the following:

- o Solid floor construction with no air bricks;
- o Hollow fibre internal doors will not be used on the ground floor; and,
- o Electrical sockets will be sited at least 900mm above floor level;

The site is well screened from public views due to substantial surrounding mature landscaping.

The various works and extensions will not have an adverse impact on either neighbouring property nor the wider landscape. Indeed the works – particularly to the front – are considered to enhance the appearance of the building.

For these reasons I suggest that planning permission should be forthcoming.

Yours sincerely,



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