

Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Sir/Madam

**ERECTION OF SINGLE STOREY REAR/SIDE EXTENSION FOLLOWING DEMOLITION
OF EXISTING GARAGE
60 Privett Road, Widley, Waterloooville, PO7 5JW**

I am pleased to enclose an application for planning permission for the above development.

The application comprises:

- Application Form
- Plan ref. SD-2160-00
- Plan ref. SD-2160-10
- Biodiversity Checklist

The application property is a detached bungalow located on the south western side of Privett Road. It has an existing vehicular access and hard surfaced area to the front and side. There is an existing single garage located adjacent to the southern site boundary, at the rear of the existing property. The ground level of the adjacent dwelling to the south, number 58, is approximately 0.2m higher than the application property.

As can be seen from the submitted plans and particulars, the proposed extension is broadly within the tolerances of a Larger Home Extension submission in terms of its depth and height. The only reason this requires a full planning application is because a section extends beyond the side elevation of the existing dwelling. This side projecting section only extends minimally beyond the side elevation and, as such, would not be readily visible from Privett Road. The remainder of the extension will not be visible from public vantage. It is, nonetheless, subservient in scale, of high quality design and is to be constructed of matching and appropriate materials.

Furthermore, in view of the orientation and height differential between the properties, taken together with the position of the existing garage that is to be demolished to make way for the extension, there would be no harmful impact in terms of loss of light or outlook upon the occupiers of Numbers 58 or 62. There would be no impact upon any other residential properties and no loss of privacy.

In terms of car parking, the existing property has three bedrooms. The resulting extended property will have four. It is important to note that the garage that is to be demolished is too small to reasonably accommodate a modern vehicle so the demolition will not reduce the amount of car parking available. Moreover, the site can accommodate a minimum of three car parking spaces, in excess of the requirements under the Council's Car Parking SPD (2019). The extension has been designed to retain a pedestrian access to the rear garden allowing for the safe and convenient storage of bins and cycle at the rear of the property.

The application does not require the removal of any notable trees or areas of ecological interest.

Taking the above comments together to the detailed plans and particulars that form this submission, I hope you will agree that this proposal is fully in compliance with national and local planning policies and I respectfully invite you to approve this application at the earliest opportunity.

Please contact me if you have any queries on the above or the enclosed.

Regards

A black rectangular box redacting the signature of G Allison.

G Allison, on behalf of R Withers