

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

26th February 2018

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR PROPOSED SIDE EXTENSION

Property Address: 9 Sweetbriar Gardens, Waterlooville PO7 8JB

Please find the enclosed planning application for the alteration of the existing dwelling, providing a side extension. This application includes the completed application form, Design and Access Statement, application drawings and an application fee of £172, paid by client.

Background

The existing dwelling is an end of terraced detached house of brick construction. The site is within a Settlement Policy Boundary and is well screened with timber fencing, trees and hedges. There is off road parking for two vehicles using the existing hard standings.

Proposal

The proposed scheme will remove the existing side carport and storage in favour of a new side extension.

The extension will provide an additional living, a wc and a utility room on the ground floor.

The proposed extension will use a flat roof design sympathetic to the existing dwelling and will use materials in keeping. The proposed extension will be subservient with the proposed dwelling.

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.

It is considered that the side extension falls just outside permitted development, and a full planning application has been made in favour of the enclosed proposed scheme.

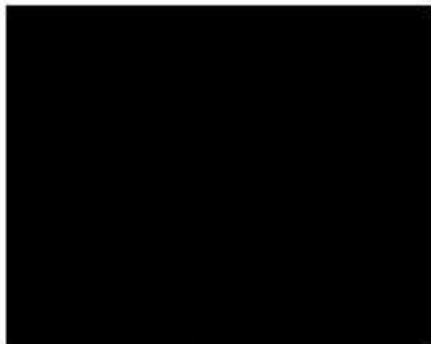
The design respects the character of the existing dwelling reflecting the proportions, materials and features of existing properties within the local area. The proposal also provides an opportunity to enhance the function of the property whilst adding thermal efficiency and security.

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