

Mr D Boddy  
[REDACTED]

Case Officer: Mary Bird

Direct Dial: [REDACTED]

Our Ref: 29362/999

Your ref:

Date: 30 October 2020

email: [REDACTED]

Dear Mr Boddy

**Re: 154 White Dirt Lane, Horndean, Waterlooville, PO8 0TT**

Thank you for your recent pre application enquiry relating to the above site. I have now had an opportunity to look at the submitted information and have the following comments to make. Please note that whilst this advice is given in good faith, it is based on the sketches and information presented in your submission. The advice is given without the benefit of a site visit and in the absence of any consultation responses. It is, therefore, given without prejudice to any decision that may be made on any formal planning application by the Council.

Following the receipt of your enquiry I have discussed this proposal with my line manager as the planning history of the site has clearly been somewhat controversial in the recent past.

I understand that you are proposing to increase the height of the roof of the dwelling in order to achieve further accommodation within the roof space. Although planning permission has been refused in the past and subsequently dismissed at appeal your current proposal is more modest. It is my view and that of my line manager that the current proposal appears to be more in keeping with the character of the surrounding area and sympathetic to the site itself. Although the site is located on the edge of the settlement policy boundary it appears to be reasonably well screened and would not look out of place in this rather mixed styles of dwellings surrounding the site.

I would encourage you to include a supporting statement with your application outlining the proposed design and how this has altered since the appeal was dismissed. It would also assist your case to include a number of photographs of the site and its surroundings too.

I can confirm that the proposal will be considered in the light of the adopted policies of the local plan and in this case the most important policy is CP29 which relates to design and how the proposal may impact on surrounding development. I can confirm that you will need to complete a householder application and the necessary forms can be accessed via the Planning Portal.

I trust this letter has clarified the position for you.

It would be advisable to contact Building Control on 01730 234207 to check if Building Regulations Approval is necessary.

Yours sincerely



Mary Bird  
**Principal Planning Officer**

