

1 January 2024

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AQX

For the attention of Ms Josephine Lacey

Dear Ms Lacey

Re: Proposed extension to 58 Highland Road, Emsworth, PO10 7JN

Further to your letter of 18 December 2023, we have now reviewed the proposed online planning application and wish to make the following comments regarding the implications of the extension and **change of room use** to our adjoining property.

We purchased our property on the basis that we were joined to our neighbouring property by a lounge/diner and this arrangement has been in existence since our occupation [redacted text] without any issues or problems. We are therefore **opposed** to the change of the dining/living area to a working kitchen for the following reasons:-

- **The positioning of the sink unit and dishwasher on the internal wall adjoining our dining/living area wall.** Our objection to this is that water from a leak or flood can penetrate through to our wall causing water damage and subsequent problems arising from damp.
- **The substantial increase in the level of nuisance noise volume** between the adjoining party wall as a result of:-
 - Water pressure noise arising from the use of the kitchen tap and adjoining water pipes.
 - Vibration and humming noise arising from the installation of a dishwasher **(the positioning of which we strongly object to due to the constant disturbance noise level this appliance will cause to us)**
 - Vibration and humming noise arising from the installation of an extractor fan.
 - Constant switching on and off of electric sockets.
 - Vibration and humming of domestic appliances i.e. electric kettle, pinging of microwave etc.

- The banging of cupboard doors.
 - General noise created by a working kitchen such as clattering of pots and pans and use of cooking utensils etc.
- We also have concerns regarding the installation of any higher voltage electrical wiring or gas pipes leading to the oven or hob/domestic appliances being adjacent to our adjoining party wall with the potential risk to our property of fire damage and/or gas explosion.
 - The potential damage that the planned construction work can have to the structure of our property i.e. the possibility of cracks forming on our party wall/damage to existing brickwork.

We would also like to point out that this type of Sadler built semi-detached house has always been built with the kitchen located on an outer wall to **maintain minimal disturbance** to the neighbouring property. We therefore think the kitchen should remain in keeping with the original layout to avoid disruption and interference to our adjoining property. We are also not aware of any other semi-detached property in this road which has a sink unit and dishwasher situated on an internal wall adjoining their neighbour's party wall and believe, in any circumstance, that this will have a detrimental effect to our property in relation to a resale value when having to declare the above-mentioned concerns to a potential buyer.

We do not object to the rear extension although could not see any mention of the 4 meters of boundary fence between our properties alongside the proposed extension which we were informed by previous owners is the responsibility of No.58 and has been maintained by them for the last 30 years. We would therefore expect the boundary fence in totality to continue to be maintained by the owner and to remain in situ.

We have received no communication directly from the owner of No 58 regarding this proposed planning application and feel that the consequences to ourselves of the change of room use to a kitchen have been completely overlooked and ignored in relation to the proposed design layout plan and our well-being (Party Wall Act 1996, Paragraphs 40/41).

Please can you ensure that our comments are addressed in full at your consultation meeting and before making your decision regarding the proposed planning application. We would not expect any further progress to be made with this application until our concerns have been dealt with and/or for us to have the opportunity to seek advice should the need arise in relation to the Party Wall Act 1996 or otherwise.

We look forward to hearing from you.

Yours sincerely

[Redacted text]