

Planning Department
Havant Borough Council
Civic Centre Road
HAVANT
Hants
PO9 2AX

24th May 2021

Dear Sir / Madam

**Proposed Extension And Roof Alterations
35 Charlesworth Drive, Waterloooville – APP/21/00179**

Regarding the Planning proposal, associated with 35 Charlesworth Drive, Waterloooville, PO7 6AX (APP/21/00179).

Firstly, I find it hard to believe Havant council are considering using drawings of such poor quality – it is clear to see that only minimal expense and consideration has been expended when it comes to this disproportionately large overdevelopment. Not only are the drawings unprofessional and inadequate, the reference to scale in the bottom left-hand corner has simply been added to the page to tick a box. As there are no dimensions it is not possible to confirm the accuracy of the scaling. The scaling is ludicrous and has no use to anyone. It is not possible to ascertain what is being proposed because of this, I would like to request that the Havant Council should consider this when reviewing these plans.

Based on what I have been able to piece together from the amateur sketches, I have paid, at my own expense for some 3D renders to be able to get a more accurate representation of the proposed alterations. You will be able to deduce from my 3D renders that the proposed alterations are excessive and extreme and therefore I am wholeheartedly objecting to the proposed extensions and alterations to 35 Charlesworth Drive.

The fact the owner of 35 Charlesworth Drive has written the below in their Response To Third Party Comments should be considered insulting to the neighbours. The 3D renders show just how 'OVERBEARING' – to use their own words this huge overdevelopment will be on [REDACTED]
[REDACTED] The owners of 35 Charlesworth drive have no consideration for our privacy. Please note that the surrounding dwellings are all bungalows and therefore the privacy is built into the estate when it was developed. The increase of the ridge height is anything but "minor". You'll see they have commented there will be minimal overshadowing of our garden. They have no right to overshadow our garden at all and who is saying it is going to be minimal? Minimal is only a relative term and in our opinion the impact is excessive.

“Further, the reduced size will ensure that the rear dormer would only extend 1.2 metres beyond the rear elevation of 33 Charlesworth Drive. This reduced length, coupled with the increased distance from the edge of the roof will ensure the rear dormer will not be visible from the rear of 33 Charlesworth Drive, and would not appear overbearing to the neighbours. The minor increase in ridge height and the reduced size of the dormer will ensure minimal overshadowing to the neighbours garden, which is already north facing. “

“This reduced length, coupled with the increased distance from the edge of the roof will ensure the rear dormer will not be visible from the rear of 33 Charlesworth Drive, and would not appear overbearing to the neighbours.” – This is a false statement. As you can see from the 3D renders the proposed alterations remain overbearing.

The applicant's approach to the planning process is unsystematic and does not adhere to a professional approach or previous rulings – please see three examples below.

1. The proposed alterations to 35 Charlesworth Drive do not adhere to the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.
2. A consistent planning approach with respect to other planning applications such as, APP/18/00666- 48 Charlesworth Drive in 2018
3. The fact the highway agency was inadequately briefed and therefore had to come and do a site visit after they had initially signed it off.

The sheer scale of this proposal will result in it being a building site for an extended period and the noise, smell, fumes and not to mention mess will be unbearable and no one should have to live just 1 meter away from that.

Following on from this, every point we wrote in our objection letter dated the 16th March still stands and as mentioned above we are vehemently objecting to the proposed extensions and alterations to the property and it will have a significant and detrimental impact on how we live daily.

The raising of the ridge height amount will result in a property that stands out from all the other reasonable and similar height bungalows around it, which is further exacerbated by its prominent position on the corner of Armstrong Close. The excessive size and positioning of the four dormers will only add to an excessively bulky and visually unattractive appearance.

The existing rear addition still extends by some distance beyond the rear of our existing property (See photo A). It is now being proposed to extend the ground floor even further and in conjunction with the increase in roof height, the proposed dormers will now extend 1.2 meters past the back of our property. The proposed dormers cannot be considered a sympathetic and enhancing design. The dormers are unsightly, excessive and will have an unacceptable impact on the visual appearance which we will see daily.

35 Charlesworth Drive is to the west of our house and the two rear dormers are set to extend a long way past our property, resulting in a two-storey extension being constructed less than 1m from our boundary. You will see that there will be a huge adverse impact on our view and light from/into side windows (see photo B), all windows should have a right to light. On top of this, the proposed alterations will result in loss of sun in our garden – the owner of 35 Charlesworth drive has already admitted this and their new plans (I use the word lightly) have not addressed this.

Already, there are issues with traffic and parking in the area and the recent addition of the double yellow lines has made these issues even greater. The request for additional car parking spaces will only add to the existing issues. We would also like to highlight that currently there is sufficient and adequate parking to the rear of the property and the requirement for additional parking is completely unnecessary. This additional parking cannot be required for disability purposes because the proposed plans are removing any bedrooms from the ground floor (which is not disabled-friendly).

It is noted that there is only a small, dropped kerb for wheelchair users to the front of the application site and we understand that a larger dropped kerb for vehicles would not be permitted right on a road junction so the front two spaces should be considered inaccessible.

Whilst we understand and accept that houses built in the 1960s may require adaptation to meet the needs of today's modern living and are always willing to consider sympathetic and proportional changes. However, we consider that the disproportionate scale of the works does not achieve a sympathetic or subservient appearance. On the contrary, these plans will still dominate the existing property, the surrounding area and cannot in any way be considered an acceptable development which the Borough's Design Guide promotes. 29 residents have already contested the original plans and the whole area is talking about it. These amended plans don't address any of the resident's concerns and I would request that the number and strength of feeling by the neighbours should be taken into consideration when any decisions are made. The owner of 35 Charlesworth Drive is not taking the neighbours objections into account and is using misleading submissions and almost indecipherable novice drawings to make minimal changes to their original plans that can be easily be redeveloped without the need for further permissions, especially internally. This house has been purchased by two adults and it is obvious they plan to make this property a business. This project still has to be considered as a 7 bedroom – 5WC property and the fact the owner has said "To alleviate some concerns, we have removed one of the ground floor toilets." is a making mockery of their whole application to the Planning Department. I would request that the planning department sees through this.

Yours Sincerely

A solid black rectangular box used to redact the signature of the sender.



Side living room window

Photo A - Neighbour's Existing Rear Projection



Side living room window

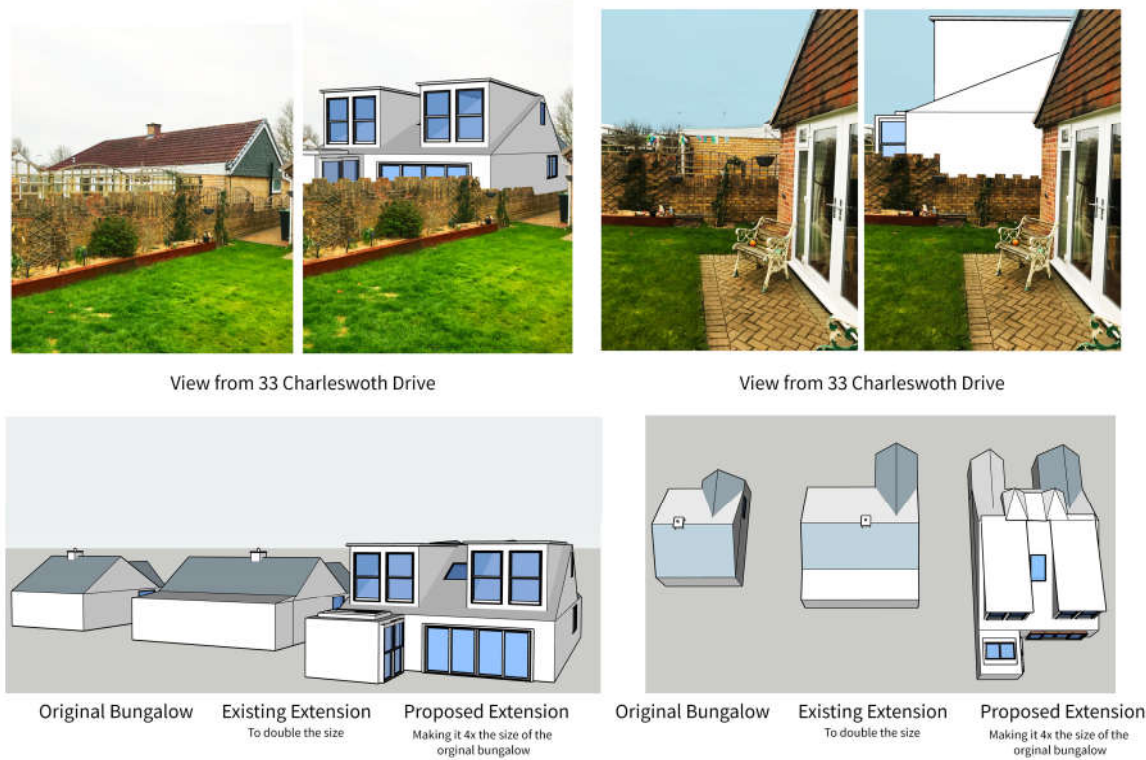
Photo B - Current Outlook from Lounge Side Windows

A considerable amount of light was block by the original extension - The amended plans will blockthe light due to the raising of the roof hight.

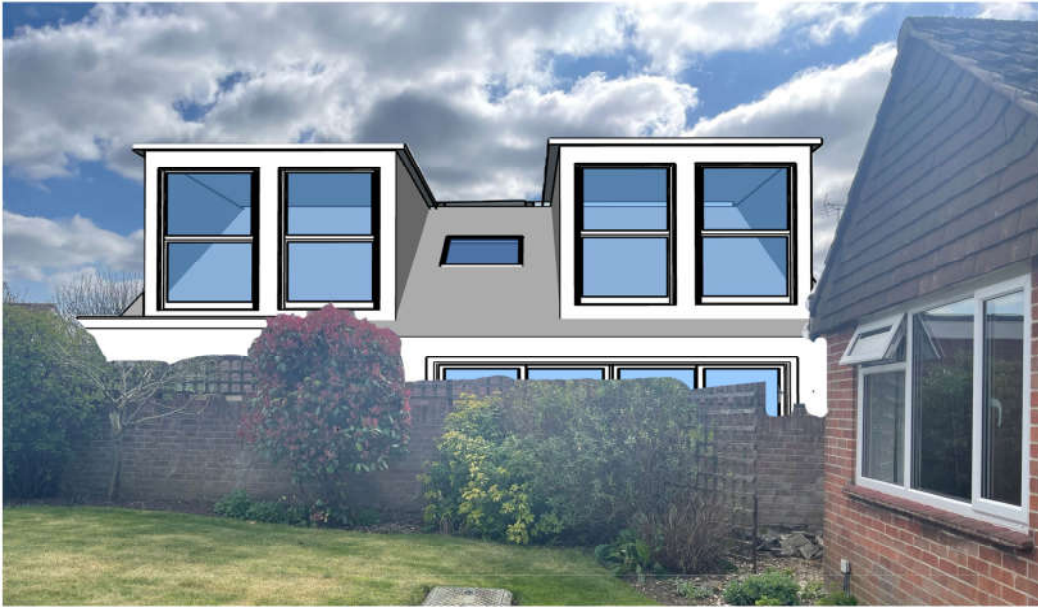
Front/Side of 35 Charlesworth Drive



Back of 35 Charlesworth Drive



Back of 35 Charlesworth Drive



View from 1 Armstrong Close