

Dear Mr Toole,

**Planning Application APP/21/00366
110 Southleigh Road, Havant, PO9 2PS**

Thank you for the letter of 21st April regarding the above planning application.

We are the owners of (Redacted) which is at the end of the private drive shared by number 110 and three other properties.

Having studied the documents on the council website, we would like to make the following comments:

Changes to Previous Applications

We do not see that the current application makes any serious attempt to overcome the objections that we made to the previous application APP/20/00774 which was refused by the Council on 2nd November 2020, or the previous application APP/20/01124 which was subsequently withdrawn.

The only potential improvement over the first application is the 'possible' new access from Southleigh Road, which is shown on the Site Plan although we notice that on the Planning Application Form, section 7, for the question 'Is a new or altered vehicle access proposed to or from the public highway' they have ticked 'No', which suggests that they have no real intention of taking that option.

Size of Extension

The significant increase in size of the property is, in our opinion, an over-intensification of the plot.

The size and appearance of the extended property would be totally out of keeping with the surrounding properties.

The HBC Borough Design Guide Supplementary Planning Document, 5.35 General Guidance on Extensions, states:

'In general, an extension should not be bigger than the main building and therefore should appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should also reflect that of the main building.'

However, the proposed extension appears to almost double the size of the property.

Potential for Further Extension above Garage

The existing garage has a flat roof but the proposed replacement has a pitched roof with 6 Velux type windows. We suspect that these windows are to provide an easy way to provide a further future extension into the roof of the new garage. We also note that these windows appear on the Site Plan but not on any of the Elevation drawings or the 3D drawing.

Parking

Section 8 of the application 'Will the proposed works affect existing car parking arrangements?' has been answered as 'No'. This is clearly incorrect.

There are regularly 5 vehicles parked at the house and, unless the option of the 'possible' new access from Southleigh Road is implemented, the extension would appear to reduce the parking area by around 50%, which would not provide parking for the current number of vehicles.

Any vehicles parked on the drive outside the property, for visitors, deliveries etc. block the access to three of the other properties on the drive, so all vehicles need to be parked inside the site area of number 110 to avoid disruption to the other properties.

Conclusion

We wish to object to the application due to the over-intensification of the plot, the fact that it is out of keeping with surrounding properties and the reduction of parking area on the site.