

STATEMENT OF CASE

PROPOSED GARAGE EXTENSION AT

77 THE BROW, WIDLEY, PORTSMOUTH, PO7 5BY

- The concept of building hard to the boundary in this area can hardly be called unusual or unneighbourly. Within 100metres of this site there are several existing garages and extensions with no side access, some old some new (see numbers 55, 59, 67, 69, 70, 71 and 84 the brow) no account seems to have been taken of these existing samples. There is an existing path on the opposite side of no 77 for pedestrian/rubbish access. No 79 has an existing garage hard on this boundary which does not create a problem.
- A previous, near identical scheme was passed in 2010 reference APP/10/00289 with no concerns from the same neighbour, the present objection appear to be raised through a relation of the owners.
- The kitchen window which faces our proposal will be approximately 4.8m away. Our roof slopes to the boundary resulting in very minimal light obstruction. Unfortunately the existing ground slope tends to exacerbate the sense of bulking.
- The mature boundary shrubbery on the neighbours side wall will not be touched as it will partially obscure the proposal. Normal domestic use ancillary to the main house is proposed.
- All materials to be used will match the main house as closely as possible. No windows are proposed on the boundary, therefore no overlooking concerns.
- the Local Authority verbally indicated that a 1m side gap maybe more acceptable, however the client feels it would be hardly worth the cost for the minimal extra space created. The existing garage width is already below Havant Borough council's present requirements. The client would accept 300mm maximum gap to keep off the boundary wall and keep further away from the existing shrubbery screening.