



30/07//2020

Ref. No: APP/20/00581 28 Northney Rd. Hayling Island, PO11 0ND

Dear Mrs Bebee,

We have the following concerns over the proposed extension at 28 Northney Road.

The total new area being built onto the house is a huge proportion of the existing building, we understood there was a new/old ratio that had to be respected ?

The existing farm style cottage will be destroyed and the development is out of keeping with the other properties in the road, most of which have been extended in a far more sympathetic manner.

It would result in a severe impact on the amount of light reaching  our own property, and seriously affects our privacy, especially when in our rear garden.

More specifically:

FRONT (SOUTH ELEVATION)

The simple roof line is crude and dated, and will take light from our house, a hipped roof would be more aesthetically pleasing from the road and allow more light to pass.

SIDE CAR SHELTER

The side porch appears to come right up to our border (the border with [REDACTED])..... Our understanding is that any side extension cannot come any closer than 1m to our mutual boundary... we assume this applies both to the guttering system and to the support posts as well as the roof itself.

It is proposed to have a heavily built, fully pitched and tiled roof and besides being overly large , and too steeply pitched, it will both dominate our house and have a serious effect on the amount of light reaching our existing side windows and in particular those of our kitchen.

NORTH (REAR) ELEVATION - FIRST FLOOR

The huge window full length bedroom windows will remove any privacy we have in our own garden - we were under the impression that both full height windows and a juliette balcony were not permitted. The precedent for this is at No 30 where exactly the same design of window and balcony was recently refused, and removed from the application.

NORTH ELEVATION - GROUND FLOOR REAR EXTENSION

The proposed flat roofed ground storey extension of a full **EIGHT** Metres in **addition** to the 2 story rear extension is a serious concern , even if it respects the 1m rule.

It's a complete eyesore plonked down in the back garden, it has no architectural merit whatever.

The two huge lantern windows in the roof will - if allowed to be of an opening design - allow both radio noise and kitchen smells to escape exactly adjacent to our main sitting out area. If they are permitted they must be non-opening please.

The side windows in the otherwise blank wall must similarly be non opening.

As mentioned above the proposed end wall of the single floor extension (the kitchen) will reach well down the existing garden, and with the proposed full wall width opening windows/doors our enjoyment of our own garden will be severely compromised due to noise and cooking smells.

WORKING PRACTICES

We understand that much of the building will be on a self build basis, and hence is likely to take longer and be more disruptive than usual. Could we ask for a condition to be inserted that no work is to take place at weekends, so as to allow us and our neighbours respite from the noise etc.

Yours Faithfully,

