



Mr and Mrs Emery
40 Restawyle Avenue
Hayling Island
Hants
PO11 0PG
02392 347720

Public service plaza
Civic centre road
Havant, Hampshire
PO9 2AX

10 January 2020

Regarding planning application-reference number; APP/19/01261

Dear Sir/Madam,

Our concerns for this application are the significant loss of privacy both into our property and directly overlooking our patio area. This would also cause a lack of light into our kitchen diner and back garden as described in the previous application; Reference number; APP/19/00116 - 7.8 - Effect on neighbouring properties. (Please see attached)

Thank you for time and consideration,

Yours Sincerely,

Mr and Mrs Emery.

These alterations address the original concerns and are considered appropriate in context with the main dwelling.

- 7.4 The proposed materials are to match those used on the host dwelling which will reduce any impact the extension may have on visual amenity.
- 7.5 A side extension of a similar nature has been permitted close to the application site.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 Due to the location of the proposal, it is not considered that it would have a significant impact on the occupiers of the properties to the east, south or west.
- 7.8 No. 40 Restawyle Avenue is located to the north of 90 Kings Road. Concerns were raised that the original scheme would have a detrimental impact on the occupiers of this neighbouring property in terms of loss of light and privacy. Following a site visit it was concluded that the scheme, as submitted, would have a significant impact and would therefore be contrary to policy CS16 of the Havant Borough Core Strategy. As mentioned in section 7.3 above, an amended plan was received showing a reduction to the first floor and alterations to the roof style. These changes have reduced the impact in terms of loss of light to the house and patio area at 40 Restawyle Avenue. The original scheme also included a bedroom window to the northern elevation which would overlook the private amenity space of the property to the north. Amendments have been made to the internal layout which now show the rear window is to provide light and ventilation to an en-suite bathroom. The amended plans confirm that the windows to the rear (north) and side (east) on the first floor are to be obscurely glazed, and I recommend this is conditioned to ensure the privacy of the occupiers of the property to the north is protected in the future.

(iv) Impact on parking

- 7.9 The proposal will not result in an increase in the number of bedrooms and therefore will not require additional parking.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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