

Comments for Planning Application APP/19/00974

Application Summary

Application Number: APP/19/00974

Address: 5 Spinnaker Grange, Hayling Island, PO11 0SJ

Proposal: Single storey rear extension with balcony area to first floor.

Case Officer: Lesley Wells

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Havant Borough Council Core Strategy places emphasis on protecting individual's privacy. Policy CS16 para 1e of the Local Management Plan directs that all development should not cause unacceptable harm to the amenity of neighbours through smell, loss of privacy, outlook, noise and overlooking.

I have visited 3 Spinnaker Grange on many occasions. No.3 and no.5 are angled inwards towards each other and this proposed single story with balcony stretching across the whole rear of no.5 would look over and into no.3 garden, bedrooms, conservatory and lower rooms.

This application grossly contravenes CS16 para 1e in all aspects for its neighbouring property no.3 Spinnaker Grange.

The proposed frosted glass screen to improve privacy gives no dimensions and has no permanence. It could be removed at any time in the future.

In 2004 no.5 Spinnaker Grange was given approval for and built a two storey, part first floor extension to side (south) elevation onto the original build. This relatively large, further extension would overwhelm its neighbour making the house totally out of proportion and inappropriate for the Spinnaker Grange development as a whole.

The Applicant's Design Statement quotes no.17 recent extension as a precedent. There is no comparison. No.17 extension is small with a bedroom balcony but the critical factor is that its neighbour's building lines are angled away from no. 17 and the balcony does not overlook or encroach on the privacy of any of its neighbours.

It is suggested that this inappropriate application is refused.