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Sent: 19 September 2019 10:08
To: Leal, Ross <Ross.Leal@Havant.gov.uk>
Subject: RE: Comments for Planning Application APP/19/00625

Hi Ross

Many thanks for forwarding this to us.

Our comments below.

Firstly, the North elevation is indeed incorrect as it was still showing the original height of the extension and omitted the Oriel window.

This has been rectified and the attached drawing 19A_012 014 Rev C is attached.

We've also added to that dotted lines outlining the profile of the neighbouring property.

We have demonstrated that the roof is as low as we can possibly make it and believe that the proposal gives a contemporary look to the rear extension that does not detract from the house. We acknowledge that this may be different to anything else in the street, but then the street has great variety of shapes and looks in any case.

The fact that it is different or unusual does not make it wrong.

We are happy with the choice of materials we have proposed.

The proposed decking and its size is irrelevant in our opinion. There is currently a smaller external platform at the same height and actually closer to the boundary of 64. The new decking does not extend as far over as before.

The 1.7m obscure glazing on the edge of this proposed decking is perfectly acceptable and will obscure even further any possible glimpse into that garden. What this obscure screen looks like should not be of concern - there is nothing stopping a householder installing a 1.8 or 2m high trellis or screening, shed etc deep within their garden.

We have already demonstrated that the proposal is not affected by the accepted 45deg rule.

We have used the 3D model to simulate the effects of shadows at different times throughout the year.

The outcome falls within what we believe to be acceptable norms.

Kind Regards

Olaf

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