



SDA Planning Ltd, 19 Well Copse Close, Horndean, Waterlooville, Hants, PO8 0HB

FAO: Mrs E. Chisnall
Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

14th February 2019

Dear Mrs Chisnall

**Re: Application APP/19/00085 – Two storey rear extension. Replace flat roof of existing side extension with pitched roof:
7 Highfield Avenue, Waterlooville, Hants, PO7 7PY**

I write on behalf of the occupants at 5 Highfield Avenue who wish to raise an **objection** to the proposal. The reasons for this objection are detailed below:

The development seeks approval for the provision of a pitched roof above the existing flat roofed side extension and the erection of a sizeable two storey rear extension.

The main issues of concern regarding the development are the proximity of the single storey side extension and two storey rear extension to the shared boundary with 5 Highfield Avenue and the resultant harm created through overshadowing, overbearing effect, loss of light and loss of outlook.

The single storey extension is sited approximately 1.5m off the shared boundary. The flat roof ensures that this extension remains subservient to the host dwelling whilst allowing enough levels of light to the rear of 5 Highfield Avenue and maintaining an appropriate outlook. The creation of a pitched roof will result in a higher structure close to the shared boundary and a reduction in light level to the rear of 5 Highfield Avenue. This is further compounded by the large two storey rear extension.

The combination of the new roof over the single storey side extension and the erection of a two-storey rear extension would result in an excessive and extensive built form at a two-storey height along the entire length of the rear boundary. The two-storey depth of 7 Highfield Avenue being extended to approximately 13 metres.

The habitable space to the rear of 5 Highfield Avenue includes a home office, lounge, kitchen and conservatory. Each of these spaces will be overshadowed by the proposed extensions with the total loss of outlook and sunlight from the east as a result. This is
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wholly unacceptable in planning terms and is contrary to the principle concerns of policy CS16 High Quality Design of the Havant Borough Local Plan (Core Strategy), criteria 1 (e) “The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, **outlook**, noise and overlooking”.

The inability to continue to enjoy the living space and garden area to the rear, the latter of which includes a hot tub, not only conflicts with policy requirements that seek to preserve residential amenity but also the Human Rights of the current occupants of 5 Highfield Avenue.

There is also concern regarding the relationship with 9 Highfield Avenue as the two-storey addition would encroach within the 45-degree (elevational) angle. This would result in unacceptable levels of overshadowing, loss of light and overbearing effect, particularly to the rear conservatory.

An aerial view of the surrounding area shows that rear extensions are predominantly single storey. This is no doubt a result of the orientation of the site and the fact that the gardens along this section of Highfield Avenue are north facing. Any substantial development at a two-storey height at the rear could not avoid adversely impacting upon the residential amenities of direct neighbours to an unacceptable degree. This development is no exception with the residential amenities of both 5 and 9 unacceptably harmed by the height, depth and scale of the two-storey rear extension proposed.

I have attached a photographic context to illustrate the harm that would arise in respect of loss of light and outlook from 5 Highfield Avenue as part of this letter of objection. The photos clearly illustrate that the visible sky would be replaced by the built form of the two-storey rear extension to the clear detriment of the residential amenities of 5 Highfield Avenue. However, it is requested that the case officer views the development from 5 Highfield Avenue to fully appreciate the proximity of the development to 5 and the amount of built form that would result and its subsequent impact.

Please can you contact me to arrange a convenient time to view the proposal from 5 Highfield Avenue.

Yours sincerely

Stephen Andrews B.A. Hons DipTP MRTPI
Director - Planning

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