

Miss H Pitney
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
P09 2AX

29th January 2018

Dear Mss Pitney,

Re Planning Application: APP/17/00970

Thank you for your letter notifying us of a further extension to the (retrospective) planning application for the proposed decking to the rear garden and side of 60 Gladys Avenue and submission of a further set of revised drawings.

I have viewed the revised drawings relating to the proposal, although, as the decking is already constructed and in place you will understand that I again comment on the actual physical construction, historic photographs I have, as well as the applicant's own design drawings. Please note, the following is to be taken in addition to previous, still relevant, comments raised on the planning application

Again, I would like to state that we have no objection to the rear decking other than its excessive height which now affords the occupiers of 60 Gladys Avenue direct sight into our home, integral patio and garden, therefore causing a complete loss of our privacy. As previously advised, prior to this, we were not overlooked. However, we do object to the decking attached to the north side of the bungalow which was originally a ground level footpath with steps and a small landing area to the occupant's back door. This north side decking is directly behind our home and has caused a complete invasion of our privacy.

Despite our previous comments on past submissions, the applicant's own drawings are still of concern. Appreciating that they are hand drawn, this does not take away the misleading information they contain. *Please refer to the marked up drawings figs 01 to 03 incl.*

This incorrect information gives a misleading impression that the new high decking is not fundamentally different in height to the existing patio arrangement and back door access steps/landing. In fact it is much greater in height and the north side existing steps/access excessively exaggerated on the applicant's drawings. The garden is at a lower level than the ground level of the property, and the patio was only 2 blocks high (approx. 600mm) from this lower garden level. At this height, this did not impact/invoke the privacy of the adjacent properties, in particular our property and that of no.15 Lovedean Lane.

We believe the current arrangement and proposed fencing/screening would have a dominating impact on us and our right to privacy and the quiet enjoyment of our property.

It is noted that the applicant has proposed erecting a 1.8 meter high fence, on the north side, on top of the rear decking; however, this does not continue along the high side decking situated on the north side of the bungalow. This decking faces the rear of our home and has the highest impact/invasion on our privacy.

We would like to also remind you that with the increase in the height of decking, raising the occupants several feet higher up, there is inevitably an increase in noise when the occupants use the decking. Our other concern due to the height of the decking, being the erection of the pergola which, although not present at the moment, dominated our rear visual aspect throughout the summer of 2017. I have attached photos of the pergola to demonstrate its dominating effect. You can see that despite the 1.8 metre fence in the foreground, it towers above.

Our privacy is paramount to us and we appreciate that the applicant is proposing to address concerns raised by erecting a high fence, however we are concerned at the possible impact an excessively high wood fence would make to our visual amenity.

Our preference would be as follows:

We would respectfully ask that the side decking erected to the north side of the bungalow, covering the original ground-level footpath, be removed. If it is to remain, we would ask that at the very least, appropriate fencing, matching the proposed fencing on the rear north side element of decking, and sympathetic screening with plants is achieved (*refer to comments on the applicants drawings*). Without these measures to the side decking, our privacy is severely and unacceptably impacted.

We would ask that you consider these suggestions as a possible solution to the concerns we have raised and request that any decisions reached become part of the planning conditions if granted.

Yours sincerely,

G J Haskins & B Martin-Haskins

Enc: Photos Pergola

Figs 1. – 3. Incl. Drawing Mark Ups

Pergola Photographs



[illegible]

GH COMMENTS ADDED
28/01/18

HANFORD PUBLIC LIBRARY
COUNCIL
18 JAN 2004

Revised Plans of Existing
and Proposed Decking to
Rear of
60 Gladys Avenue
Carrara
Abg BHs

Fig 2. Comments on revised existing & proposed side elevations

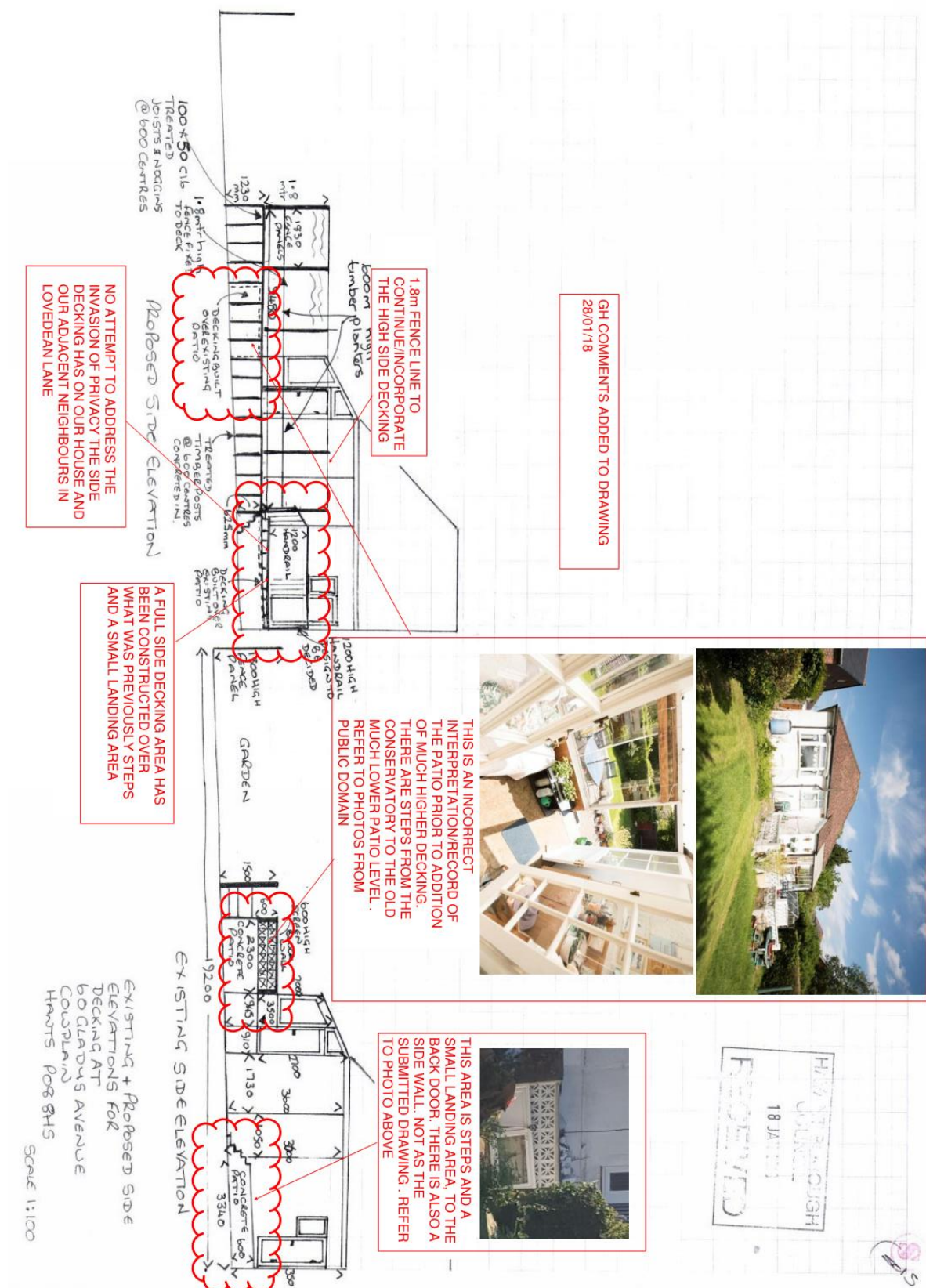


Fig 3. Comments on revised existing & proposed north & south elevations

