

Havant Borough Council - Public Service Plaza
Civic Centre Road
Hampshire
PO9 2AX
Date: 27.02.2024

Dear Ms Ikrame Essalih,

I am writing to you to formally oppose to the Planning Application Reference: APP/24/00031 for the proposed raising of the roof at 14 The Florins, Widley, Portsmouth, PO7 5RJ. The objection is on behalf of a concerned resident whom lives in close proximity to the property referenced. Having thoroughly reviewed the application I have identified the following key objections for your consideration:

1. Scale of Development

Size and scale of this development are not sensitive to the surrounding area. The proposal is for an increase in gross floor area of almost double which we feel is an overdevelopment of a site which has been previously extended to the rear under application 31339. The increased ridge height and the elevated position on the southern end of the Florins means the development would tower over surrounding properties. In addition, the proposal has included large dormers which consume both sides of the pitched roof which is in complete contrast to the character of the road which is populated with well-proportioned bungalows within their respective boundary.

2. Privacy and Sunlight

The addition of the second floor allows overlooking of neighbouring properties and gardens which is not currently possible with existing property. The proposal would allow overlooking of 16, 12 & 10 The Florins as well as 5 Sovereign Lane which drastically reduces the privacy for those properties. Furthermore the increased ridge height and overpowering dormers will block sunlight to rear gardens and further deteriorates the quality of neighbour amenity in the area.



Indicative Field of View from First Floor Windows

3. Application and Supporting Documents

I feel the submission is not sufficiently developed to enable the Planning Officer and Planning Committee to make a decision. With such an overpowering development in a well-established street scene I would hope to see contextual elevations which clearly illustrate the proposed works in relation to its neighbouring properties. Furthermore, the road raises towards the southern end of The Florins which exacerbates the increased ridge height and I cannot see any evidence that topography data has been considered in this application. The height of the existing in relation to the surrounding properties would seem of great importance for an application of this nature. Without these essential details I feel the application and its size and scale cannot be fully appreciated [REDACTED]

4. Future Applications

I fear should this application be approved that it would set a precedent for future developments which could lead to drastic changes to the street scene, character and integrity of The Florins and surrounding areas.

It is essential that any applications are sensitive to the surround context and positively contribute the existing environment. I hope the comments raised are taken into consideration when determining the outcome of this application and trust you will act in the best interest of the residents.

