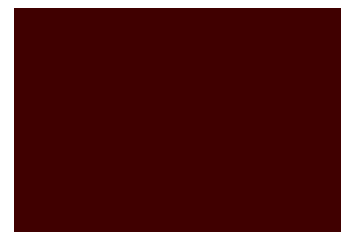


The Planning Service  
Public service Plaza  
Civic Centre Road  
Havant



19<sup>th</sup> May 2022

Dear Mr Christie

**Re: Planning Application: APP/22/00114**

**Site Address:** 13 Langstone Road, Langstone Hampshire PO9 1RA

**Proposal:** Construction of outbuilding within rear garden sited 3.7m further west than that approved by planning permission APP/18/01203 (retrospective) (Amended plans received)

Thank you for your letter dated 26<sup>th</sup> April 2022, notifying us of the above planning application amendment.

In addition to our previous letter of representation and objection dated 18<sup>th</sup> March, we comment further with regard to the amended application, plans & sketch:

**Proposal Title**

The proposal states siting the outbuilding 3.7m further west.

This is erroneous for two reasons:

1. The proposed re-siting of the outbuilding is actually shown as further east and not further west.
2. When measured on the A1 plan drawing using the scale of 1:200 the dimension from the external elevation of the main residence of No. 13 to the west elevation of the outbuilding is 8.6m. The approved planning permission APP/18/01203 showed the dimension from the external elevation of the main residence of No. 13 to the west elevation of the outbuilding to be 4.4m. Therefore, the re-siting dimension would be 4.2m and not 3.7m.

**Revised Existing and As Built Plans & Elevations**

- This drawing shows an added clouded green section to No 11a, which is presumably to depict a garden border, however it is incorrectly drawn as it does not extend West beyond the gazebo. This border only contains sporadic low level planting, so provides little or no significant screening from the proposed outbuilding.

### **Shadow Sketch**

- This sketch shows the coach house foundations and ground floor FFL appear to be very low, if they would need to be higher, this will adversely increase the shown impact angles of shadows.

### **As Built Plans & Elevations**

- The only works which are currently “as built” are concrete foundations for the out building, no other works have commenced on site as of 19<sup>th</sup> May 2022.
- In addition to re-siting the outbuilding further east by 4.2m, this drawing also shows re-siting the north elevation approximately 1m further north.
- The dimension between the No. 11a & No.13 border and the proposed outbuilding is shown to be only approximately 1m and this should be approximately 2m as previously decreed in the previously approved planning permission APP/18/01203.

### **Concluding Statements**

- The amended plans in fact propose to re-site the outbuilding in every direction.
- Our previous letter of representation and objection dated 18<sup>th</sup> March addressed only the proposed re-siting of the outbuilding / coach house in an eastwards direction.
- These amended plans propose to also re-site the outbuilding / coach house in a northerly direction, thereby this would in fact only exacerbate the impact of our reasons of objection submitted on 18<sup>th</sup> March 2022.
- Accordingly, we hereby formally and respectfully reiterate our objection to this application for your review and consideration within your decision.

Yours sincerely

