

30th November, 2021

F.A.O. Miss S. Donophy
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
HAVANT, PO9 2AX

Dear Miss Donophy,

Application APP/21/01193 – 9 Fabian Close, PO7 8LQ
Front dormer and garage conversion

I have studied the above planning application documents as provided online by your goodselfs and wish to register my objections to the proposal.

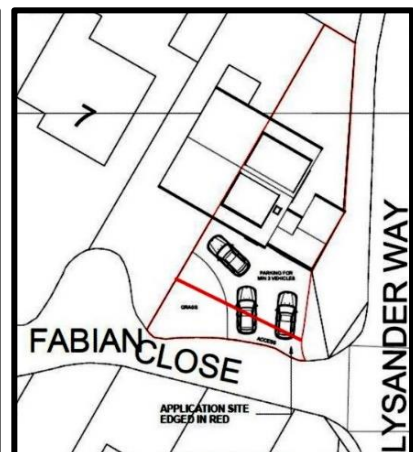
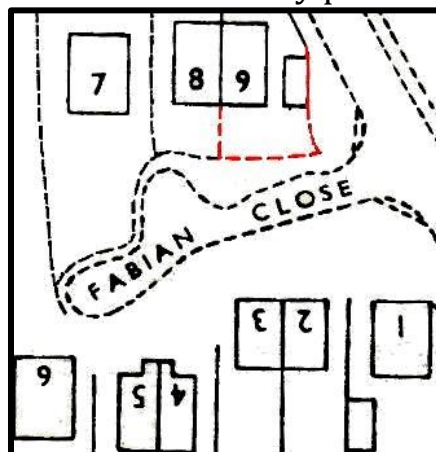
I have lived in Fabian Close since the early 1990s and am concerned on several points about the ramifications of allowing this conversion to proceed.

However, I really must first draw your attention to a materially incorrect fact in the application papers which relates to the property boundaries. The plans indicate on-site parking space for three vehicles – this is quite simply not possible unless they are very small vehicles – at most you can fit two vehicles onto the space available. As you will see from the below diagrams (I have utilised drawings produced by another concerned neighbour as they very clearly highlight the issue), the front property boundary is shown as extending onto what is actually publicly owned land designated as a footpath. In 2015 it was established by Andrew Wood from Hampshire County Council that utility cables and service pipes are located beneath this area and it cannot sustain the weight of parked vehicles above without damaging those amenities.

Shown in application



Actual boundary per deeds :



My second point is that the proposed conversion is not conducive to positive visual amenity and is completely out of character with the original and intended form of the property – including the adjoining semi-detached bungalow (number 8) which will also be adversely affected.

These small bungalows were originally intended for occupation by small households of one or two people (I believe the intended market was first-time buyers and/or retired people) which is reflected in the very small building footprint. Yes it is possible to physically extend or convert these buildings but not in any way that enhances or promotes their visual impact on the surrounding street scene. Yes the proposed front dormer appears to match the existing rear dormer in shape and material but the negative visual impact is greater from the front, roadside view. Other dormer properties in the area are at least tile-clad, allowing the dormer to blend into the roofline rather than be the focal point. Not only would a front dormer not increase the internal floor space or number of rooms, white PVC cladding would render it an eyesore and no matter what the cladding, it would have an overbearing impact; a dormer would be overwhelmingly dominant in terms of the host building, out of scale and disproportionate to the base building footprint, which cannot be changed due to the miniscule size of the plot.

My next point concerns the fact that the proposed front dormer will directly overlook the private bedrooms and living rooms of both numbers 2 and 3 Fabian Close and partially those of number 1 Fabian Close. This quite simply is an unwarranted invasion of privacy and should not be supported in any way.

Fabian Close is an irregularly shaped road but is narrowest at its entrance between numbers 8 and 9 on one side and numbers 1, 2 and 3 on the other. The design of the entire estate is such that properties do not overlook each other, either by means of the distance between them, a variable front building line or the position of windows in each property.

Finally, I am also worried about the albeit temporary impact of any building works as a result of increased traffic within Fabian Close – it is not possible for two cars to pass each other and there is no on-street parking available. Higher traffic volume would adversely affect smooth flow of traffic along Lysander Way and overspill vehicles will no doubt park on Lysander Way causing issues to those residents and other road users.

I hope you will take a serious look at the points that I have made and look forward to hearing from you at your earliest convenience.

Yours sincerely,