

From: Ben Kirk [<mailto:info@creative-heritage.co.uk>]
Sent: 25 April 2014 16:17
To: David Eaves
Cc: Nicholasvine6@aol.com
Subject: APP/14/00317

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Pitched roof with two dormer windows over existing flat roof garage to provide storage.

9 Nightingale Park, Havant, PO9 2SE

Dear David

I note that a number of objections have been received to the above application from local residents.

In the interests of fairness I felt I should clarify and confirm some of the points raised.

The objections seem to all follow the same points and it would appear that the residents between them all appear to be reiterating the same points, I would suspect not by coincidence.

The objections relate to

1. the principal of a second storey
2. the provision of dormer windows
3. the future use of the building
4. the current use of the building

Addressing these in turn

1. whilst we are requesting an additional floor space within the roof void this is not a full second storey but more a storey and a half, this style of garage is found in many properties within the area and the rooms above are used for a number of uses from simply storage to ancillary accommodation, in this instance the genuine intent is as additional storage and the provision of the room above and the height increase this requires will still mean that the building remains entirely subservient to the host dwelling and surrounding properties. The increase in height will not "dominate the view" or "affect the peaceful enjoyment" of neighbouring properties
2. The provision of dormer windows is to provide additional light and headroom within the roof, even as a storage space these are both necessary provisions and I see no reason why they are not acceptable in a residential and urban setting. I appreciate there may be concerns over their "domestic" appearance and if absolutely required would perhaps consider roof lights but I must reiterate that any concerns relating to overlooking from the dormers are simply unfounded, their orientation and the separation distance from other properties in the cul de sac means it is simply impossible for any overlooking to happen.
3. The use of the first floor as a "future dwelling" is simply unfounded and very much untrue, the council has the ability to control the use of the building through a further application and given how much information the residents and objectors appear to know about the property clearly any breach of planning would be swiftly brought to the attention of the council long before any such illegal use could be regularised.

4. The objectors state that the building is likely to be used for commercial purposes, again this is unfounded and untrue, currently the garage is used for parking of private cars (albeit they are collectors cars and not day to day cars) and this use will continue, there is no intention to use the building for commercial purposes and this can again be controlled by condition and I would again reiterate that any breach of planning would likely be swiftly brought to the attention of the council long before any such illegal use could be regularised.

I also would give no weight to the argument that the house is rented and the garage retained by the applicant, this is a tenancy situation that the applicant has agreed and this does not change the fact that the building remains ancillary to the dwelling. At no point will it or could it be a separate dwelling in its own right.

I trust this clarifies some of the points raised and look forward to hearing from you if you have any comments on the above points

Kind regards

Ben Kirk *MSC Timber building conservation*

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