



Havant Borough Council
Planning Department
Civic Offices
Civic Road
Havant PO9 2AX

29th March 2011

For the attention of the Jenna Shore – Planning Officer for the Emsworth Area

Dear Ms Shore

Ref: APP/11/00275
Demolition of existing garage. Single storey rear and side extension
incorporating velux rooflights. Replacement of front bay window
20 Wickor Way, Emsworth. PO10 7RE

Following the recent submission of the above application, my client has had further discussions with their neighbours, at 22 Wickor Way, who have now raised concern over the proposed side extension.

The concern raised is over the possible loss of light to the window on the east elevation of the neighbouring property at 22 Wickor Way, which faces the new extension. The window is currently an obscured glazed window serving the dining area of the kitchen/dining room. The proposed design was carefully considered to limit any impact on the neighbour's property, which included a reduction of the existing structure to the rear garden. However, in response to this recent concern we have drawn up a detailed section through the window and car port area, (please see attached drawing 3014/08), which shows the existing car port structure with an overlay of the proposed new side extension.

It is clear that the proposed extension is lower than the car port structure and does not obscure the window sight line to any further extent than the existing carport canopy. In addition the proposal would be set back by 150mm from the boundary. Therefore, there will be no additional loss of light to this window from the proposal.

My client has also taken a series of photographs of the window during a sunny day, to study the sun path and light characteristics to this window, which can be forwarded to you should you so wish. The study, taken on the 19th March 2011, shows direct daylight onto the window during 10:30am and midday with reflected light after this time as the sun passes by into the afternoon. It is considered arguable that the proposal could actually improve daylight to this window from the associated reflective light.

cont...

We would be pleased to discuss this issue with you further, following your site inspection.



Martin Farrer RIBA
for and on behalf of M F Designs Ltd

Enc.

2 copies 30/4/08.

