

Planning Objection to Application APP/25/00197

Address: 23 Bracklesham Road, Hayling Island

Submitted to: Havant Borough Council

Dear Sir/Madam,

We are [REDACTED]
[REDACTED] formally object to the proposed development at 23 Bracklesham Road, Hayling Island, as submitted under planning application APP/25/00197.

Our primary concerns relate to the **bulk, scale** of the proposal, **overlooking** and adverse impact on [REDACTED] **residential amenity**, as well as the **disruption to the character of the street scene**.

1. Overlooking and Loss of Privacy

The proposed **double storey front extension** will result in the introduction of multiple first-floor rear-facing windows, specifically a **bathroom, landing, and bedroom**. [REDACTED]

We request that the **bathroom window be obscure glazed and fixed shut with only a top-hinged fanlight for ventilation**.

The rear **bedroom window** should be **changed from a double opening to a single pane** and be **obscure glazed**. This bedroom already benefits from a main window on the side elevation, to provide its main source of light and therefore a reduction in size on the rear window will not adversely impact the occupiers of this bedroom.

2. Overbearing Impact of the Rear Extension

The proposed **single storey rear extension, at 2.87m in height and over 8m in length,**

3. Poor Design and Overdevelopment of the Plot

The **depth and massing** of the rear extension is **incongruous with the scale of the plot** and inconsistent with neighbouring development patterns along Bracklesham Road. The **unbalanced proportions** and **bulk of the rear projection** will create a visual anomaly and disrupt the pattern of modest rear extensions typical in the area.

The proposed single-storey extension appears disproportionate in relation to the existing bungalow and lacks architectural balance.

The depth of the extension creates an unbalanced aesthetic and detracts from the overall appearance of the property.

4. Detached Front Garage Out of Character with the Street

The proposed **detached double garage at the front** is out of keeping with the existing street scene. Bracklesham Road features properties set well back from the road with **integrated garages and generous front gardens**. This detached structure would project forward, altering the **open and green character** of the frontage and **detracting from the visual harmony** of the street.

5. Request for Screening Measures

Given the **scale and proximity** of the proposed extensions [REDACTED] we respectfully request that any approval of the application be **conditioned to include suitable planting or other visual screening along the rear boundary**. [REDACTED]

[REDACTED]

6. Precedent and Planning Context

We are not opposed to development of this site and understand the need for modernisation. However, we believe any development must be **proportional to the site, sensitive to its surroundings**, and **respectful of neighbours' privacy and enjoyment of their homes**. The current proposal, particularly in relation to the rear extension's projection and front garage, is **excessive** and **requires revision**.

Conclusion

We respectfully urge consideration of the **cumulative impact** of the proposed changes and request either:

Refusal of the application in its current form, or

Approval subject to conditions that mitigate the impact on [REDACTED] residential amenity, including:

- o obscured and fixed window glazing for the rear bathroom window and rear first floor bedroom window, as well as a reduction in size of rear bedroom window to a single width pane [REDACTED]
- o reduction in the rear extension depth to align with the existing footprint; and
- o a requirement for planting or screening along the rear boundary to soften the visual impact, and
- o consideration of the impact of the proposal on the open and green character of the existing street scene.

Thank you for your time and consideration.

[REDACTED]