

Planning Reference: APP/25/00580

By email and post

Proposal: Demolition of existing section of roof to rear of first floor. Construction of new first floor extension to rear, new windows to East and West elevations, modified windows to South and East elevations. Construction of new music room in rear garden. External works to provide level access to external doors.

For the attention of: **Richard Hawkey** – Case Officer,

Posted address: Planning Development, Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, Hampshire, PO9 2AX

Planning Objection Letter – 16 St George's Avenue

Dear Mr Hawkey,

We are writing to submit a formal objection to the proposed detached outbuilding described as a 'music room' at the rear of 16 St George's Avenue, as set out in the current planning application.

We would first note that this application notice was the first time we became aware of any plans to develop the rear garden of No.16. We wish to make clear that we do not object to the proposed first-floor infill extension, which appears to reflect the scale and massing of the neighbouring property to the west and is appropriate in its architectural context.

However, we strongly object to the proposed detached outbuilding, noted as a 'music room', which includes two separate rooms and a washroom. This element of the application would result in unacceptable harm [REDACTED] for the following reasons:

1. Inappropriate Siting and Lack of Justification

The application provides no justification for placing the outbuilding [REDACTED]
[REDACTED] raising clear concerns around amenity.

Notably, the property already contains a substantial existing outbuilding (approx. 25sqm footprint) located at the northern end of the garden. This would appear to be a more appropriate and sympathetic location for any such facility, reducing visual and acoustic impact while maintaining privacy [REDACTED]

The current application fails to consider or explain why this existing structure towards the northern end of the plot cannot be adapted or redeveloped, nor does it acknowledge the comparative impact of either option. It would be no more difficult to provide easy level access to and would much better reflect the character of the area.

This situation is further exacerbated by misleading drawings (see point 6).

2. Loss of Outlook and Visual Intrusion

The proposed outbuilding includes a 2.5m high brick wall along the boundary extending for 8.09m, with a total ridge height of 3.83m. The result will be a significant masonry mass [REDACTED] replacing what is currently a green and open aspect with a harsh and overbearing built form.

This will cause a substantial and permanent loss of outlook [REDACTED] result in a dominant and significant overshadowing, [REDACTED] [REDACTED] This harm will also be felt from [REDACTED] [REDACTED] These impacts are contrary to Core Strategy Policy CS16(e), which requires that development must not result in unacceptable harm to the amenity of [REDACTED] loss of outlook, overshadowing, or visual intrusion.

3. Potential for Noise Disturbance

The intended use of the outbuilding as a music room, in such close proximity to the [REDACTED] raises a serious concern about noise disturbance.

There is no proposed mechanism to control the type of instrument, volume, frequency of use, or acoustic treatment of the structure. In its current form, the application offers no safeguards to protect neighbouring properties from sustained or intermittent noise. This is again contrary to Policy CS16(e), which prohibits development causing “unacceptable harm to the amenity [REDACTED] through... noise”.

We would also highlight Paragraph 198(a) of the National Planning Policy Framework (December 2024), which states that planning decisions should “mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.”

4. Risk to Established Tree and Green Infrastructure

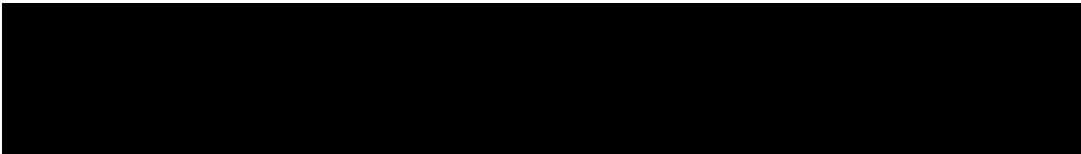
The proposed location places the new building within 150mm of a mature boundary tree on our side of the fence, which is over 30 years old and offers considerable biodiversity value aside from being visually appealing and green. This tree is a haven for birds and invertebrates and contributes to the soft landscape character of the area.

The development footprint encroaches on over 40% of the tree’s root protection area, with the proposed foundation potentially compromising its long-term stability and health. As per

BS 5837:2012, the area within 1m of the trunk is considered to be the “structural root zone”, excavation within which can cause irreparable damage or even destabilisation.

This is in direct conflict with Policy CS13 (Green Infrastructure), which requires that development “does not undermine the functional integrity of green infrastructure.” Paragraph 7.22 of the Core Strategy makes clear that green infrastructure includes private gardens and their ecological function. The wanton removal of a mature tree and hard surfacing of soft ground constitutes avoidable and unjustified environmental harm.

5. Rainwater Drainage Concerns



6. Misleading drawings and inaccurate height references:

The submitted drawings are misleading. They appear to suggest that the ridge height of the proposed outbuilding will sit approximately 100–150mm below the existing mono-pitch roof abutment at the rear of the main house. However, the written dimensions imply that this abutment is located approximately 4000mm above ground level, which is not consistent with reality.

In fact, the height of the existing mono-pitch roof is approximately 3650mm above garden level (which represents the true ‘ground level’ in context). This means the proposed ridge height (and eaves height) will, in practice, be approximately 250mm taller than inferred by the visual representation on the submitted elevation drawings.

As a result, the proposal will be significantly more overbearing than indicated in the submission and its true impact on neighbouring amenity has not been accurately portrayed. The application therefore lacks transparency and should not be determined without corrected and truthful information.

Conclusion

In summary, we do not object to the proposed first-floor extension, which is modest in scale and appropriate to the street scene. **We do however object to the ‘music room’.**

The proposed music room is unacceptable due to its bulk, siting, intended use, potential future use, and overbearing impact on residential amenity, in direct conflict with Core Strategy Policies CS16(e) and CS13, as well as national guidance under Paragraph 198(a) of the NPPF (December 2024).

The application has not demonstrated why less harmful alternatives—such as the

conversion or relocation of the existing garden outbuilding—have not been considered. It also fails to account for the unacceptable risk posed to a mature tree and the contribution it makes to local green infrastructure.

We respectfully request that this element of the proposal be refused.

Yours sincerely,

