



Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

20th October 2025

Dear Sir

Objection to Application APP/25/00718, 95A St Thomas Avenue, Hayling Island PO11 0EU

We write to formally object to the above referenced planning application specifically as follows:

1. Rear Balcony

The proposal gives direct line of sight into the neighbouring gardens [REDACTED]
[REDACTED] and those properties directly to the east. [REDACTED]
[REDACTED]

As a consequence there is a highly significant loss of privacy for the neighbouring properties and fails to meet the requirements of:

Core Strategy Policy CS16 / 1(e)

The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Rear extension

The proposed rear extension is excessively large changing the property from a small, modest dwelling into an overbearing, excessively dominant structure rather than being subservient to the original building. The proposal is also flat roofed.

This extension fails both 5.39 & 5.41 of Havant Borough Council's Design Guide SPD V2 which require:

5.39 Single storey extensions, should also be more modest in scale than the main building and should not be allowed to dominate. In general flat roofs are not acceptable. The roof of the extension should mirror that of the main building, in terms of its angle, eaves detail, materials, doors and windows. There may be exceptions to this rule, providing the results do not have an adverse affect on neighbouring properties or the streetscene.

5.41 Rear extensions should be sympathetic and subservient to the original design of the building. They also need to have particular regard to neighbouring properties and should not cause an adverse affect, such as overshadowing.

3. Size & Design of Dormers

The rear dormers are full width and full projection to the original wall of the property and flat roofed. This adds vast bulk to the design and dominates the original property causing an overbearing outlook for neighbouring properties.

The size and design fail 5.48 of Havant Borough Council's Design Guide SPD V2 which require:

5.48 Dormers should not dominate the roof or the existing building. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof.

4. External Finish

The proposal calls for cedar cladding across the upper elevations on all sides and partially across the lower rear elevation with render across the remaining lower elevations under a slate roof. This is a complete change of all aspects of the existing finish which is tile over stone. This fails 5.35 of Havant Borough Council's Design Guide SPD V2

5.35 In general, an extension should not be bigger than the main building and therefore should appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details....

Additionally Core Strategy CS16 requires development to respond to and draw inspiration from local context.

Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors .

Conclusion

The planning application is over-sized, out of keeping with the local neighbourhood and causing considerable negative impact to neighbouring properties. It fails several of Havant Borough Councils published planning policies and we request that planning permission is denied.

