

[REDACTED]

Bedhampton. Hampshire.

PO9 3DL

[REDACTED]

10th October 2025

Planning Department
Havant Borough Council
For the attention of the Case Officer – Jennie Fox

Dear Ms Fox

Subject: Formal Objection – App/25/00691: 44 Ibsley Grove, Havant, PO9 3DP.
Householder application for a two-storey side extension, single-storey rear extension and front porch

[REDACTED] I write to lodge a formal objection to the above application. My reasons are set out below and are framed against the adopted Havant Borough Council planning policies and guidance.

1) Scale, Massing and Design Quality – Conflict with CS16 and the Borough Design Guide SPD

The combined two-storey side extension, enlarged single-storey rear projection and new front porch would, taken together, result in an overly dominant form which is not subordinate to the host dwelling. The proposals would fail to respect the established pattern of development on Ibsley Grove.

- **Subservience:** The Borough Design Guide SPD requires householder extensions to be smaller in mass and height than the main building and clearly read as later additions. Two-storey side extensions should be set back from the main frontage and kept below the main ridge to avoid domination.
- **Rear depth and relationship:** The SPD advises rear extensions should be modest (normally up to about 3m from the original rear wall) and designed to avoid harmful effects on neighbours.

On this frontage, the cumulative additions would create excessive bulk to the rear and side, harming the street's character and the appearance of the host property. This conflicts with Local Plan (Core Strategy) Policy CS16 – High Quality Design and the Borough Design Guide SPD.

2) Amenity – Loss of Light, Outlook and Privacy to Neighbours (CS16)

Given the scale and siting, the development is likely to impact [REDACTED] in the following ways:

- **Appear overbearing** when viewed from adjoining properties, due to the height and depth of the proposed extensions.
- **Introduce further overlooking** from any side-facing windows or enlarged rear openings unless suitably designed and/or obscure-glazed.

This would cause an unacceptable loss of residential amenity, contrary to CS16 and the Borough Design Guide SPD.

3) Parking and Highway Safety – Need to Demonstrate Compliance (DM13 and Parking SPD)

The plot currently has no parking provision, the proposal risks exacerbating the under-provision of parking, leading to overspill onto the carriageway. The scheme should demonstrate compliance with the Residential Parking and Cycle Provision SPD and Policy DM13 – Car and Cycle Parking on Residential Development. In the absence of clear and policy-compliant on-site provision.

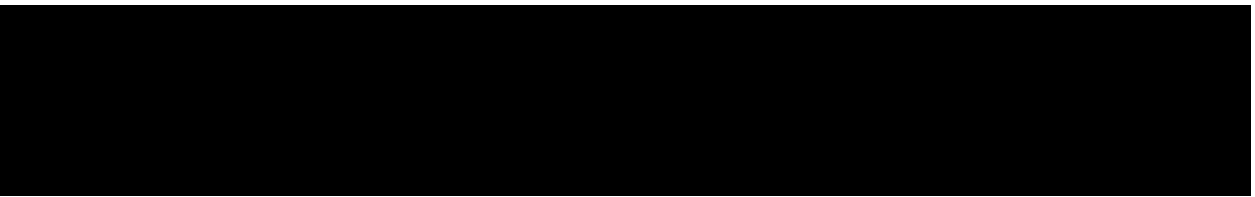
3A) Status of Existing Rear Garage and Proximity to rear Boundary

There is an existing garage-type structure in the rear garden. To my knowledge this was not granted planning permission. I am unaware if this structure was regularised by a Lawful Development Certificate. [REDACTED] Understanding its status further would be useful in the context of the application.

3B) No Usable Off-Street Parking at Present – Substandard Driveway Depth and Dropped Kerb

The property's side driveway and dropped kerb are not deep enough to accommodate a standard car without overhanging the footway, meaning the dwelling does not currently provide a usable off-street space. This creates day-to-day overspill parking on the carriageway. Any intensification of the dwelling (additional bedrooms/floorspace) without first securing a policy-compliant on-plot space (with safe access, adequate depth and width, and manoeuvring) would conflict with DM13 and the Residential Parking and Cycle Provision SPD.

4) Personal Impact Statement



Any removal of boundary vegetation to facilitate the extensions would also diminish local green character and biodiversity value.

The construction process will also bring noise, dust and parking disruption to the local road(s). Given the size of the proposed works, there is a foreseeable increase in construction noise, dust, and traffic. Conditions would be needed if permission were granted, including limits on working hours, days, deliveries, and contractor parking.

Given the existing constrained plot, limited parking and the cumulative bulk of development already proposed, any future roof enlargements or loft conversions could materially worsen overlooking, overbearing effects and parking stress. I would seek that any such permitted development rights are limited going forward.

Conclusion

For the reasons above, the proposal would cause material harm to the character and appearance of the area and to neighbouring amenity. I respectfully request that the application be refused.

If the Council is nevertheless minded to grant permission, I request robust conditions, including:

1. Obscure glazing and non-opening (below 1.7m internal floor level) to any side-facing windows to prevent overlooking.
2. Materials and levels to match the host dwelling and ensure the side extension is set back from the principal elevation with a reduced ridge so it remains subordinate.
3. Rear extension depth and siting to meet the SPD's light/outlook safeguards (45-degree guidance) and preserve separation to boundaries.
4. Parking provision to meet the Residential Parking and Cycle Provision SPD (with spaces dimensioned, laid out and retained prior to occupation; no reliance on the rear outbuilding unless its lawfulness and safe access are proven).
5. Construction Method Statement controlling hours (no Sundays/Bank Holidays), deliveries, contractor parking, and dust/noise mitigation.

6. Retention/replacement of boundary treatments and planting and a simple soft-landscaping plan to mitigate visual bulk and support biodiversity to the side boundary. With the rear boundary being cleared with new boundary treatment.

Yours sincerely

