

Essalih, Ikrame

From: Essalih, Ikrame
Sent: 28 September 2023 14:24
To: Richard Williams - JLRW Ltd
Cc: [REDACTED]
Subject: RE: HBC Planning Application Ref APP/23/00361 at 50 Morelands Road, Waterloooville

Dear Richard,

Further to my email dated 22/09/2023 regarding the suggested amendments to the submitted plans for the application APP/23/00361, could you please confirm if you wish to make the amendments and discuss this application further or if you wish for the decision to be determined based on the currently submitted plans?

To remind you of the possible options:

1- Submitting new plans concurring with the requested amendments and we can look to agree on a further extension of time to allow for the new plans to be submitted and for the review to be done.

2- Withdraw this application of this occasion. You can apply again when you have reached an agreement with the applicant regarding the proposal. Please note that the suggested amendments will remain the same unless a different design is proposed.

3- Carry on with the same documents for this application. In this case, the decision will be determined based on the recently received plans. I would like to inform you that this application would not receive officer's support and the recommendation would likely to be refusal of planning permission. If you wish to pursue the latter, you do have the right of appeal against the decision.

As the deadline for this application is expiring this Monday 2nd October, please respond to this email by tomorrow the latest. If we don't receive a response, we would need to move to a decision regarding the application.

I look forward to hearing from you.

Kind regards,

Ikrame

Ikrame Essalih

Planning Officer | T: 07799 894024

Development Management & Planning Policy, Planning Services

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My working pattern

Development Management – Monday - Wednesday

Planning Policy – Thursday - Friday

Advance notice of leave – 29th September, 02nd October, 05th –13th October



From: Essalih, Ikrame

Sent: 22 September 2023 20:31

To: Richard Williams - JLRW Ltd <richard.williams@jlrw.co.uk>

Cc: [REDACTED]

Subject: RE: HBC Planning Application Ref APP/23/00361 at 50 Morelands Road, Waterloooville

Dear Richard,

I hope this email finds you well.

Further to our phone conversation and after a review of the newly submitted plans and taking into consideration the existing developments within the surrounding area, I would like to make the following remarks:

- 1- It is noted that the new plans demonstrate the applicant's intention with the demolished garage keeping the shared wall and responding to the previously raised concerns. Therefore, the impact would be acceptable considering the 1.5 metres setback distance from the boundary line. However, on the other side (to the east) the setback distance is still 300 mm which is considered to be too close to the neighbouring property at No.48 and considering the height and depth of the proposed rear extension and the height of the exiting fence, it is considered that the proposal would result in an adverse impact of overshadowing and loss of view on the neighbouring property.
I would suggest moving by at least an additional 1 metre from the boundary line with the adjacent property at No.48.
- 2- On another note, the proposed windows are located at 1.7 metres from the ground level rather than the ground floor level, which would result in potential overlooking. Proposed windows on the side elevations should be positioned at 1.7 metres from the built floor level (inside the property) which is different than the garden ground level in this case.

- 3- The eaves height of the proposed extension is higher than the existing one of the main dwellinghouse. You did explain that the reason is to keep the same ceiling level however this would result in an external design incoherence. I suggest that the proposed extension's eaves height matches the existing one in the main dwellinghouse.
- 4- Finally, the submitted plans show the same previous issues external dimensions of the proposed extension protruding by 7.3 metres from the rear wall of the house with a width of 8 metres which is considered to be bulky and overbearing in comparison to the main dwellinghouse. The proposal would result in a significant increase of the building footprint of approximately **90%**, which is comparable to another dwellinghouse and therefore inappropriate for an extension. Therefore, I would suggest a reduced depth to be a maximum of 6 metres, measured externally, for the proposed extension. It would also be comparable to previous works in the neighbouring properties which you have mentioned.

Please let me know if you are happy to make the requested amendments within the next 5 days so that we can arrange for an extension of time to allow for the submission and for the application to be assessed.

I look forward to hearing from you.

Kind regards,

Ikrame

Ikrame Essalih

Planning Officer | T: 07799 894024

Development Management & Planning Policy, Planning Services

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