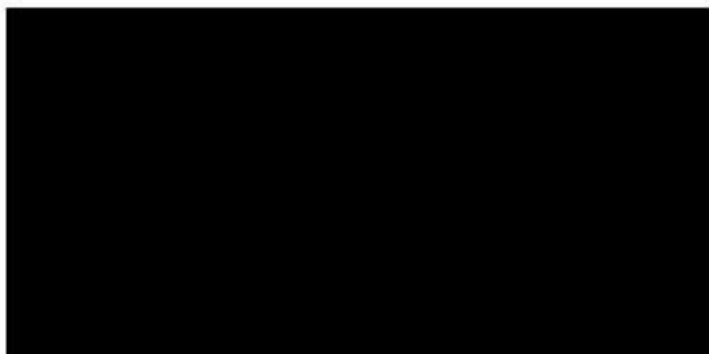




**Planning Development  
Public Service Plaza  
Civic Centre Road  
Havant  
PO9 2AZ**

30 December 2021

Dear Mr Toole      via email only to [planning.development@havant.gov.uk](mailto:planning.development@havant.gov.uk)

**Re: Planning Application APP/21/01301 – 63 Sinah Lane, PO11 0HJ**

Thank you for your letters of 6 and 8 December 2021 to which we confirm receipt of. We wish to raise an objection to this planning application and would therefore ask that you consider refusal.

### **Lack of Information**

We find it difficult to perform a full analysis of the proposals because the applicant has failed to provide crucial dimensions on the drawings of the planning application. This therefore prevents us from understanding the full and complete impact of the proposals. Therefore, we believe the planning application could be refused under Model Reason for Refusal R91.

*On the basis of the limited information available to the Local Planning Authority it is not considered that the proposed development could be undertaken in a satisfactory manner. The proposal is therefore contrary to policies CS16 and DM6 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements 1.*

Notwithstanding the lack of information:

### **Overlooking**

The three additional windows in the upper floor are a significant increase from the existing two windows. The proposed floor plans show two additional Velux windows and an additional window, however, the proposed elevations, lacking dimensions, suggest two additional windows, not three.

The drawing of a person standing in the proposed elevations drawing is misleading and suggests that no overlooking from the Velux windows can occur, however, we do have visibility of people in the existing windows that are of the same height above ground.

We should add that we have no windows in our property that overlook the garden of 63 Sinah Lane. Please also note, that although the 1<sup>st</sup> floor rooms are designated as bedrooms, they may not necessarily be used as bedrooms.

What would be more acceptable would be for the expansion of the first floor to be to the west (and not the east) of the property, where any extra west facing windows, that would catch the evening sun would not overlook anyone.

We believe that the significant level of extra overlooking is grounds for refusal under Model Reason for Refusal R31

*The proposed extra three windows on the eastern elevation are likely to give rise to direct overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.*

### **Bulk and Width**

The effect of converting the hip roof into a virtually full width 2-story house has the effect of significantly increasing the bulk of the property which would have a detrimental effect on the street scene where other properties in the road do not possess this characteristic. The bulking nature of the proposed development is grounds for refusal under Model Reason for Refusal R26

*The proposal would result in development at a 2-storey height across virtually the whole width of the plot, resulting in a loss of space about the building to the detriment of the visual amenities and spatial characteristics of the street scene and overshadowing and loss of light and outlook to the occupiers of the neighbouring property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.*

### **Loss of Light**

The effect of converting the hip roof into a virtually full width 2-story house increases the building bulk and will have the effect of reducing our light to our west facing windows as we would no longer benefit from the light from the sun setting between 61/63 and 63/65.

Furthermore, the ground floor extension would more than double the depth of the property and halve the gap between No 63 Sinah Lane and our dividing fence.

Please note that the depth of the rear garden is one half of the depth of the front garden; we believe that any ground floor extension should have been parallel to No 63 and ideally at the front. Instead, the proposal is for a very long perpendicular extension to the rear of length unknown as no dimensions have been provided.

Please see the attached photographs taken from within our property. The effect of the light loss of the proposed development is grounds for refusal under Model Reason for Refusal R27.

*The proposed extension is of excessive depth adversely affecting the outlook from, and light available to, the occupier of the adjacent residential property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core*

*Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.*

### **Flat roof**

Flat roofs have always been frowned upon for their tendency to leak and them generally being out of character with the street scene. Certainly, in this part of the Island we do not have flat roofs, and we believe that the proposal to have a flat roof is grounds for refusal under Model Reason for Refusal R25.

*The proposed extension, which incorporates a flat roof, is considered to be out of keeping with the elevational treatment of the existing dwellings and therefore would detract from the appearance of the premises and the surrounding area. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.*

### **Photographs**

Attached are photographs taken from within our property of the existing property. We ask that you visualise the effect of the long perpendicular extension that will be very visible to us. Please also consider the effect of three additional windows overlooking us from the first floor and well as outlook of the bulk of the proposal. Please note that No 63 (unlike 61 and 65) is set back far further in the plot so the effect of bulk, overlooking and shading has a greater effect on us. We have no windows that overlook the garden of 63 Sinah Lane.

### **Summary**

Individually, we believe that our objections may not be sufficient grounds for refusal, however, taking all points together, we believe that there is a strong case for refusal.

Were the applicant to resubmit the planning application and extend the dwelling to the west (so put the dwelling more central to the plot), with additional west facing windows (that would overlook nobody) and instead move the rear extension to the west of the property, with ideally a non-flat roof, we would not then object to the planning application. Also, if the barn hip roof was modified so that it was closer to a hip roof, we could find that acceptable. We believe that there is room to compromise.

We have no wish to deter the applicant from extending their property; we do feel that a compromise is necessary and can be reached.

Thank you for reading my representation.

Yours sincerely

