

18 Summerhill Road
Cowplain
Waterlooville
Hampshire
PO8 8XE

Mrs. B. Crawford
Planning Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX



12th December 2016

Dear Mrs Crawford

Re: Planning Application No. APP/16/01170
Proposed extension at 20 Summerhill Road, Cowplain. PO8 8XE

I am writing to register my objection to the above planning application.

I have lived next door to No 20 Summerhill Road since February 1987 and have seen the ownership of the property change many times. When built in 1931 both houses were of similar design, being approximately 20ft wide on a plot with a 40ft frontage. Summerhill Road is a quiet cul-de-sac just north of Cowplain village centre with a mixed development of 38 properties. Of these 33 are detached houses or bungalows, 1 is a house in multiple occupation (The Old Vicarage) and there are 2 pairs of semi-detached houses.

Whilst there have been many additions and developments to the property during my tenure I have never raised any objections before. However, I feel that it is important to do so now for the following reasons: -

- The proposals would create a brick wall 5 metres high and 12 metres long, (60 square metres), along my western boundary that would be overbearing and result in a substantial loss of daylight, sunlight and the amenities currently being enjoyed. It would also be unacceptable in terms of the visual impact and loss of light to my kitchen and landing.
- The casement window in the proposed bathroom would create significant overlooking and loss of privacy that I currently enjoy. Hopefully any such window would be obscure with a ventilation opening only, at least 1.7 metres from the floor.
- The proposals would create a building 12 metres (39 ft.) wide starting on the eastern boundary line and finishing 30 cms (12 inches) from the western boundary line. This large structure on a 40ft frontage will be overbearing, out of scale and have an adverse impact upon the character and appearance of the current street scene.

- The proposed first floor development on the eastern side of the property shows it being built upon a single storey "false wall" that was added to an earlier ground floor extension. I was told that this may have been done to gain Building Regulations approval and to enable the kitchen window to be installed nearer the corner of that room. I am not a structural engineer but I have concerns that this may not be safe.

I am aware that aspects of Building Regulations are not the concern of the Planning Officer when determining the value of a planning application, but decisions taken previously have resulted in the rainwater disposal from the roof and driveway/hard standing both being discharged onto my property, in contravention of Part H3 of Building Regulations. Similarly, previous decisions by Havant Borough Council officers have prevented the applicants from independently accessing the soil vent pipe, serving their three WCs and the associated sewer/manhole cover without going through my property.

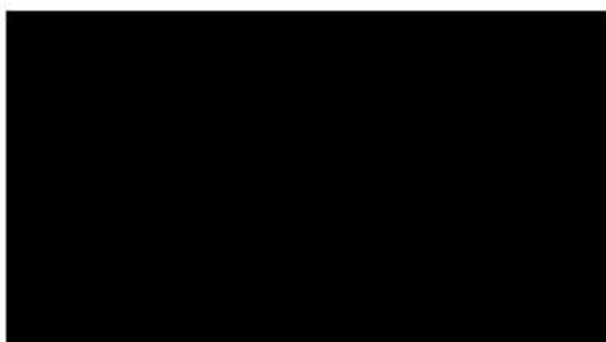
- Allowing this development in its current form will reinforce this burden upon the current and future occupants of No 18 to provide access. This application surely provides the opportunity for the Council's officers to ensure any proposed development rectifies this situation and provides the applicants' independent and direct access to resolve any issues with their soil vent pipe/rainwater disposal and the drain cover.

Finally, I firmly believe in the "right" of a home owner to extend and develop their property within current planning guidelines. However, with that "right" there must be the "responsibility" to ensure their ability to independently maintain and repair their property without interfering with the "rights" of adjacent property owners.

- If allowed the proposed development will reinforce the situation where any future maintenance or repairs to the property will have to be at the expense and inconvenience of the adjoining owners.

I would be most grateful if you would pass on any of the above concerns that fall outside your brief as the Planning Officer to the most appropriate member of staff in the Council for action.

Yours sincerely



Mrs. Christine Trafford