



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

13 October 2024

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

**Re: Planning Application APP/24/00679 – 63 Sinah Lane, PO11 0HJ**

Thank you for your letter dated 23 September 2024 about a new planning application has been submitted to legitimise the construction of planning application APP/21/01301 which was not carried out in compliance with the planning approval granted.

I note your comment that if the Council is minded to refuse planning permission, and if the decision goes to appeal, that we will be unable to submit further representations.

We should like to point out that the latest plans that have been submitted for approval, materially still do not reflect what has been constructed either.

It should be noted that the building work and construction was carried out by the owner of the property who is a professional builder and roofer, and who we suggest should be fully aware of the details of the plans submitted to the Council on both occasions, and also the details of the construction of what was built.

**Original objection Summary for APP/21/01301 on 30 December 2021**

- **Lack of information** - The missing dimensions prevented full analysis of the impact. Contrary to policy DM6 and CS16.
- **Overlooking** – Previous house had no overlooking at all as the upper floor windows of the chalet bungalow were for the bathroom and en-suite and had opaque glass. Contrary to policy CS16.
- **Bulk and Width** – The planning application converted the chalet bungalow into a two-story house, filling the width of the site and creating excessive bulk. Contrary to CS16.

- **Loss of Light** – The conversion of the chalet bungalow into a two story house results in a loss of light in spring and autumn as the gap between adjacent house roofs is reduced.

Our original objection assumed that what had been granted permission for would be built as per the plans. However, the applicant built something very different.

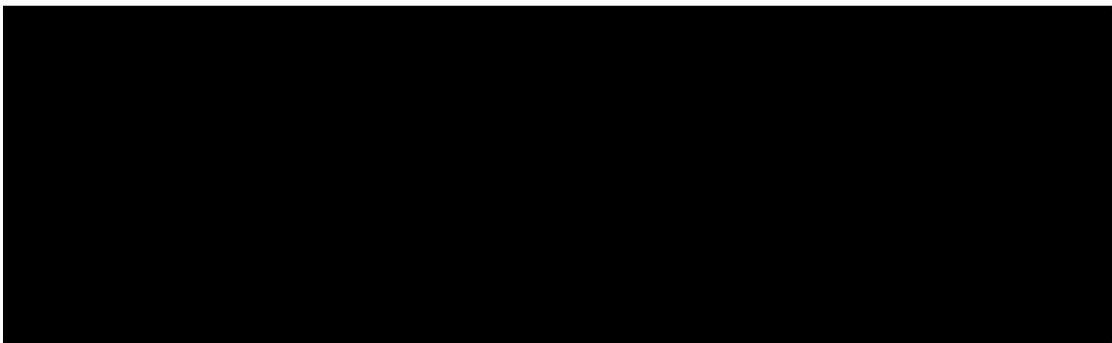
#### **Request for Enforcement for APP/21/01301 on 14 July 2024**

We reported that what was granted approval for has not been built as per the plans and what has been constructed imposes significant privacy issues for us. We requested enforcement of the construction to be in accordance with the approved plans.

The two east-facing first floor windows have been constructed far lower than in the approved plans; please see the table below which shows the vertical dimensions as a percentage of the roof height:

|                         | Approved | Actual |
|-------------------------|----------|--------|
| Roof % above the window | 21%      | 38%    |
| Roof % of the window    | 48%      | 48%    |
| Roof % below the window | 31%      | 14%    |

[REDACTED] there are 8½ roof tiles above the window and 3 roof tiles below, demonstrating the incorrect placement of the window.



The response from the Planning Department was to invite the applicant to submit a further planning application to cover what was actually built to legitimise what had been constructed.

[REDACTED] you will notice that instead of using the grey cladding that was approved, and which would have better blended into the property, the applicant has instead used bright brown cladding that emphasises the bulk of the property. If the unauthorised cladding was the only item of non-compliance we would not have objected, but it isn't.

### **Objection for APP/24/00679**

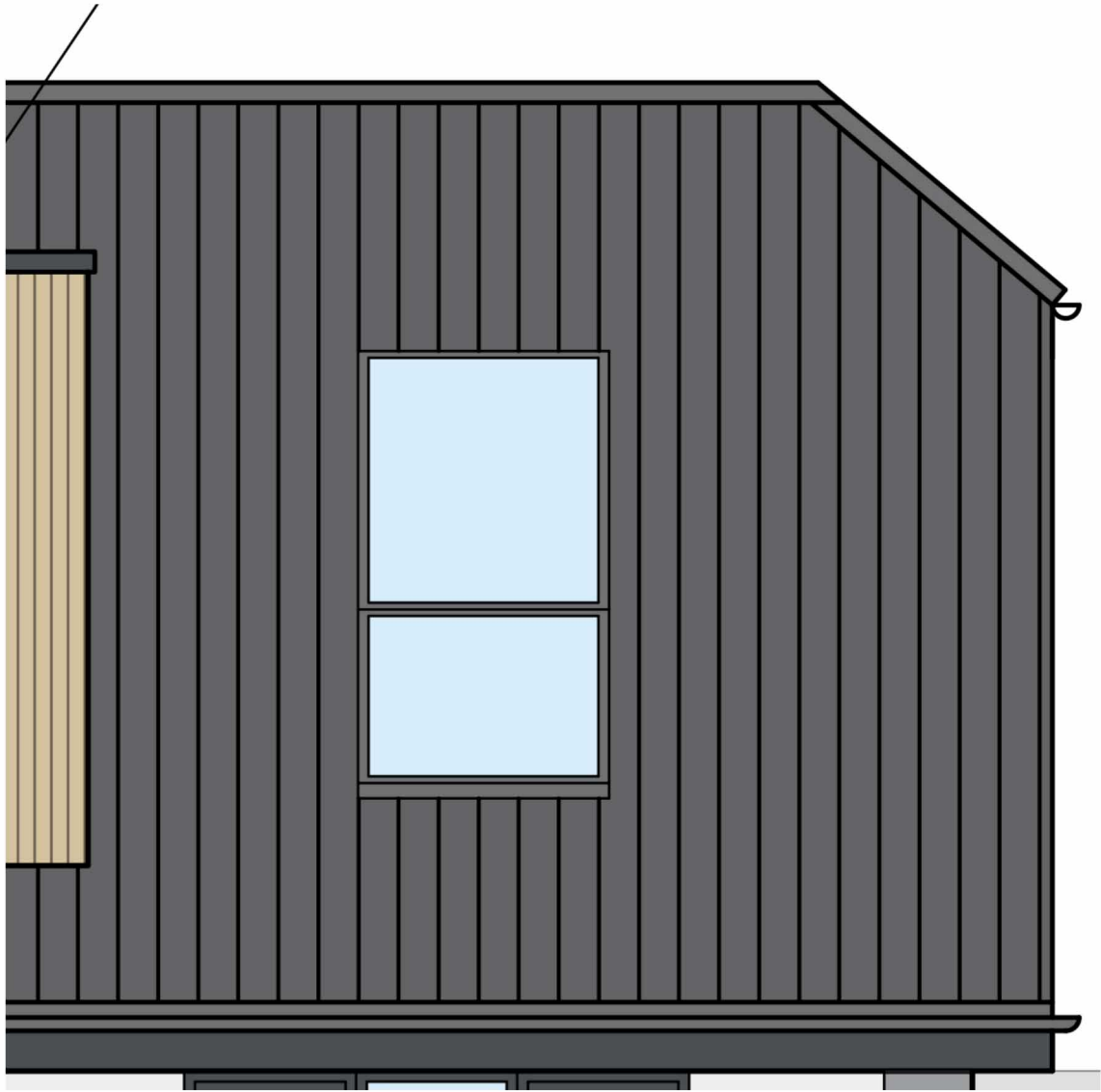
APP/24/00679 is the new planning application to legitimise what has been constructed, and the plans should represent what has been constructed, but the East – West elevation drawing does not.

Below I have shown an extract from the elevation that clearly demonstrates that [REDACTED] The windows shown are not those facing East, but the eastern windows are the same height.



Now please see an extract of the windows, I have chosen the northern one on the east elevation from this planning application.





I have updated the dimensions from the previous page:

|                         | Approved | Actual | New Proposal |
|-------------------------|----------|--------|--------------|
| Roof % above the window | 21%      | 38%    | 28%          |
| Roof % of the window    | 48%      | 48%    | 48%          |
| Roof % below the window | 31%      | 14%    | 24%          |

The new proposal remains significantly different to what has actually been constructed.

However, what is also concerning, is that I believe the drawings are misleading in that I believe the actual floor height is higher than that shown on the drawings, and this results in the actual overlooking being worse than the drawings would suggest it would be.



We therefore request that the Planning Department refuse permission for this application to legitimise "*what has been built*" and instead instruct the applicant to construct the property in accordance with the original approved plans.

Should the Council carry out our request, we would be willing, as a gesture of goodwill, to compromise and allow the wooden cladding to remain.



We remain concerned that the owner of the property appears to have not once, but twice tried to deceive the Council with unrepresentative drawings, that in the first instance led to the Council making a not un-reasonable decision to grant planning permission for the original planning application.

Thank you for reading our representation.

Yours sincerely

