



23 June 2020

Havant Borough Council
The Planning Service
Public Service Plaza
PO92AX

Dear Sir/Madam

Ref APP/20/00421

1. Proposal Loft conversion with dormer windows to roof
2. Change of use of garage to office

19 Brushwood Grove, Emsworth PO107GJ

We strongly object to the above proposal on the grounds this is detrimental to ourselves and many neighbours on this Estate at Redlands Grange.

Written permissions are required from the Developer's Agents, regarding restrictive covenants in the original transfer document.

The first set of drawings were replaced on 8 June and show the size and extent of proposed dormer windows across the whole of the rear roof. Dormer windows are out of keeping with the design of the Estate.

The drawings do not adequately explain how the dormers tie into our existing NE boundary wall/ roof. (PR01A)

This is a corner house and due to the complexity of our adjoining roof structure and how our gutters and soffits overhang the boundary, due to the build design, more detailed plans are required.

We are concerned the plans will affect the performance of the roof drainage valleys and structure of our roof.

Importantly, there are no structural drawings for the design of the roof structure.

The orientation, the north side of this property looks directly onto the whole of our back garden. (please see attached photos) The outlook to ourselves and neighbours will be overbearing and greatly affect a good quality of living in terms of privacy and outlook.

There are restrictions on the garage in the transfer document, when the Developer was originally granted planning permission; only for use as a garage, preventing other uses. The orientation, the position and angle of this particular garage on a small corner plot, the soffits and gutters also overhang our boundary (See photos) is a major issue.

This change of use possibly breaks the 45degree rule if the garage is made into habitable space.

The attached photo shows the outlook from my patio doors to garden, which will look straight into the proposed office window. There is a privacy issue, the window would only be 1.5 meters from boundary.

Again because of the orientation, constant use of the garage for other purposes, creates noise and disturbance.

There is restrictive parking on the Estate, it is not sensible to reduce a parking space.

We feel this is overdevelopment and overcrowding of the site. The plot at the rear is too small.
We feel the proposals will spoil the look of the Development and sets a precedent on the Estate.

To sum up, we have an issue with noise, disturbance, overlooking and loss of privacy.

Please take this into account when making your decision.

Yours Faithfully

