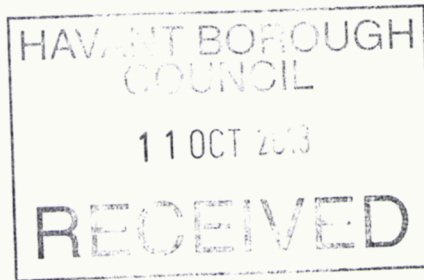


Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX



Dear Mrs K Wooden

RE: Planning Application APP/18/00912 : 12 Sapphire Ridge

We wish to make you aware of a number of strong OBJECTIONS that we have with regard to the proposed side and rear extension over the garage and on the open space of 12 Sapphire Ridge, application number referenced above. As an immediate neighbour for 30 years to the site of the proposed extension, we are of the view that the proposed extension will have a serious impact on our standard of living. Our objections are as follows:

1. Detrimental impact upon residential amenities

The proposed extension, by reason of its size, depth, width and height would have an adverse impact on the amenities of the properties immediately adjacent to the site and surrounding area by reason of overlooking, loss of privacy and visually over bearing impact. Neighbouring occupiers should not be adversely affected by a sense of being 'hemmed in' by an extension. We believe that the proposed extension would have a dominating impact on us and our right to the quiet enjoyment of our own property. Our southerly aspect would be completely dominated by the proposed 50% increase to width of 12 Sapphire Ridge. The proposed extension also affects properties 14, 16, 18, 20, 22, 27, 29, 31, 33 and 35 Sapphire Ridge along with 5 Emerald Close. We trust that HBC has contacted these properties for their comments regarding this planning application.

2. Loss of privacy and overlooking

The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment. It is a particularly important consideration where an extension or alteration is proposed adjacent to existing properties. The proposed extension to the property is at such an angle that the primary amenity of our garden would be overlooked by the new extension, resulting in a serious invasion of our privacy. The proposed extension also has a direct line of sight into our main living area (kitchen, dining room and conservatory). We have no means of providing external screening, via trees/shrubs, due to the side access pathway of our property.

3. Shading / loss of daylight

Sunlight and daylight are valued elements in a good quality living environment. Effective daylighting can reduce the need for electric lighting, while sunlight can contribute towards meeting some of the heating requirements of our homes through passive solar heating. In designing a new extension or alteration to a residential property care should be taken to safeguard access to sunlight and daylight currently enjoyed by adjoining residential properties. The proposed extension goes 1.2m x 8.9m beyond the current ground footprint of the property and the first floor will present a massive 3.8m x

8.0m obstruction to light. This will present a significant shading and loss of daylight to our property. During the winter months the sun does not rise above the roofline of number 12 Sapphire Ridge. The proposed 50% increase to width of 12 Sapphire Ridge would deprive us of direct sunlight at a time of year when the sun is most needed. And yes, being keen gardeners, we do sit out in the winter months to enjoy the watery sun.

4. Ground stability and drainage

We have serious concerns about the impact the proposed works could have on the stability of our property. The previous occupier had a significant amount of work done in the garden which led to some subsidence of our side gated path. Any further excavation work could have a serious adverse effect upon the stability of the existing structures. Significant moisture in our garden leads us to believe that there may be some form of watercourse running beneath the land. We have concerns about the impact of the proposed extension on surrounding properties in terms of drainage as well as ground stability.

In conclusion, we request that Havant Borough Council REFUSE the planning application for the side and rear extension to 12 Sapphire Ridge for the reasons highlighted above.

In the event that Havant Borough Council decides to approve the planning application, we request that the Council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable. We would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours. There is already intense on-street parking pressure within the close containing numbers 12 to 22 Sapphire Ridge.

