

Mrs R. McMurray
Principal Planner
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

17th September 2018

Dear Mrs McMurray

APP/18/00816 at 19 Westbourne Avenue, Emsworth PO10 7QT

This is formal notification of my objection to the single storey rear extension, flue, dormer and garage at 19 Westbourne Avenue, Emsworth PO10 7QT.

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I would be grateful if you could keep me informed on the progress of the planning application.

Yours sincerely



Section 1: Introduction

1. In response to the Design and Access Statement, please refer to the content of my document, namely pages 3–18.
2. This document is structured so that each section can be read independently of other sections and the content reflects this. Additionally, sections 3–7 have comments for each elevation of the proposed development that impacts me.
3. I feel that the proposed design adheres to certain applicable rules but not to other applicable rules.
4. I feel that rules are put in place to be followed by everyone. If not then they are pointless.
5. Many companies and individuals have a vision identifying what they would like to aspire to, achieve or accomplish. But this vision should not be to the detriment to others.

Section 2: Summary of concerns

I object to the design of the single storey rear extension, flue, dormer and garage at 19 Westbourne Avenue, Emsworth PO10 7QT. My main concerns are:

1. The development has breached Havant Borough Council's policies and guidance

I feel that the proposed development has breached planning criteria, design guidance and design expectations. I feel that this is unacceptable to neighbouring properties and the impact on the streetscene. These breaches are detailed within this document (pgs.10–18).

2. Appropriateness of design and impact on the streetscene and neighbouring properties

- The visual impact of the development (including the design, appearance, layout, bulk and massing, detailing and materials) is not sympathetic to its surroundings.
- The proposed development is overbearing, out-of-scale and out of character in terms of its appearance compared with existing developments in the vicinity.
- The dormer will overlook my property.
- Due to regular maintenance of the green sedum roof at first floor level, I will suffer a loss of privacy and increase of intrusion and overlooking into my habitable rooms.
- There will be noise from regular and continual maintenance of the green sedum roof and cleaning of the frameless glass link and rooflights.
- Due to the size and proximity of the rear extension there will be overshadowing of my established vegetation which will cause long term damage to the vegetation.
- Due to its position, fumes (i.e. products of combustion) from the new chimney flue will penetrate my property. Neither the flue manufacturer nor RS Design Studio nor the Applicant can guarantee that the products of combustion will not enter my property. Nobody can control the nature of wind.
- There will be an adverse impact on the residential amenity of neighbours.
- There will be a detrimental impact on the character of the neighbourhood.

3. The development is ugly

I feel that the proposed development is ugly and not well proportioned for its proposed setting. It is not respectful to its setting because it is overbearing, out-of-scale and out of character in terms of its appearance, including the proposed non-vernacular materials (e.g. timber cladding, aluminium coping stones, green sedum roof), compared with existing development in the vicinity.

The design causes unacceptable harm to the amenity of my property in respect of its visual impact and close proximity (re: dormer, rear extension and flue). Additionally, the design's impact on the streetscene is inappropriate as the dormer unbalances the composition of the property by only having the dormer on one side (the North side). The detached garage does not follow the established pattern of other detached garages facing Westbourne Avenue and belonging to Victorian and Edwardian villas which are built with brick and have pitched roofs.

I feel that in their proposed setting the dormer, rear extension and garage are not sympathetic and subservient to the Edwardian villa.

The graceful and balanced Edwardian villa will undeniably suffer a loss of local character through this development.

4. **Trees/bushes**

Many houses on Westbourne Avenue have medium to large landscaped gardens with significant trees to front and back gardens. Mature trees and bushes should be preserved and maintained and not adversely affected by large extensions.

- I am very concerned that the foundations for the rear extension will damage the roots of my trees/bushes on the Northern boundary.
- Para.5.40 of the *Borough Design Guide SPD* states that a single storey extension should have at least a **1m gap** from a shared boundary. But, based on the scaled plans, I understand that the extension has only a **0.6m gap** from the shared Northern boundary.
- However, I feel that the foundations, even at a distance of 1m, would still damage the established roots on my property.
- Also, I am very concerned that overshadowing, caused by the very close proximity of the overbearing and out-of-scale extension, will cause long term damage to my established vegetation on the Northern boundary.

5. **New Chimney flue on the flat roof above the snug – Fumes / products of combustion**

I am objecting to the position of the new flue and not to the use of a flue itself.

Please look at the plans to see where the chimney flue will be situated in order to understand my relevant and pertinent concerns:

- The proposed flue on the flat roof above the snug sits forward from my first floor windows.
- It is too close to both my bathroom window and my master bedroom windows. I constantly open my windows throughout the year. I like fresh air.
- Without a doubt, I believe that products of combustion (from, for example, solid fuel) will penetrate my rooms whatever the wind conditions but especially during the usual south westerly winds.
- The Applicant will know when the chimney in the snug will be used and will close any rear bedroom windows accordingly. However, I will not know when the Applicant decides that the chimney will be used in order for me to close my windows.
- I do not want to breathe products of combustion (from, for example, solid fuel) through my open bathroom window and master bedroom windows both rooms of which are situated too close to the new flue.
- In its proposed position, neither the flue manufacturer nor RS Design Studio nor the Applicant can guarantee that the products of combustion will not enter my property for me and my family to breathe. Nobody can control the nature of wind.
- To reiterate, neither I nor my family want to breathe products of combustion.

Also, I feel that the chimney flue on the single storey flat roof, protruding and positioned so very close to my property, is out-of-character and unattractive in respect of its visual impact. It is very unsightly protruding from the flat roof.

I am not aware of any other comparable property with a single storey flat roof extension in the vicinity that has a flue protruding from its flat roof in such close proximity to a neighbouring property and its habitable rooms.

6. **Maintenance of green sedum roof and frameless glass link**

To have submitted full plans for approval there is a reasonable presumption that RS Design Studio and the Applicant had discussed the regular and constant maintenance programme that is required for the green sedum roof. This is briefly detailed below.

Green sedum roof – fallen leaves, twigs and detritus

The proposed flat roof on the single storey rear extension is extremely large.

The entire flat roof of the rear extension and the flat roof above the snug area will be laid with sedum other than the following sections: (i) the louvre system over part of the terrace area and (ii) the two rooflights over parts of the living and snug areas.

The Applicant has a very large Willow tree nearby to the rear of the extension (towards the Southern boundary) and other deciduous vegetation. My property has a very large Ash tree nearby (on the Northern boundary) and other deciduous vegetation. Neighbours in the area also have deciduous trees and bushes.

An abundance of leaves are shed during autumn. Twigs, leaves and detritus are also strewn around all neighbours' gardens during gales and strong winds which occur throughout the year, not just during autumn and winter. Without a doubt, fallen leaves, twigs and detritus will get trapped by / in between the sedum plants.

The maintenance of the green sedum roof will be a very intrusive activity based on the following:

Green sedum roof – recommended maintenance procedures

There is a company called *Enviromat* which is a green roof specialist. *Enviromat* is the brand name for sedum matting grown in the UK by Q Lawns turf growers.

Enviromat states:

- "Today, 70% of the sedum roofs created in the UK incorporate sedum matting grown by *Enviromat*".

For sedum roof maintenance, *Enviromat* states:

- "Clear debris – never leave fallen leaves, twigs or detritus on a green roof for more than a couple of weeks.....they will suffocate and kill the plants".
- "NEVER walk on sedum plants that are frozen. If it's frosty outside or if cold weather is forecast. Keep off".
- "Try to spread your weight. Ease pressure on the plants by laying planks or boards before you walk on them. Especially if there's a lot of work to be done – eg [sic] barrowing gravel from one side of a sedum bed to another. Don't leave the boards down for too long though – sedums need daylight".
- "Don't walk on sedums any more than you have to. If you need to cross your sedum lawn or your green roof on a regular basis lay a permanent path with gravel, mulch or paving stones".
- "There is no need to remove spent flower heads from the sedum plants but please pull out any unwanted plants that may have established themselves during the summer. ESPECIALLY tree seedlings and/or any deep rooted or vigorous plants".

Green sedum roof – impact of maintenance to my property through noise and loss of privacy and overlooking

I understand that RS Design Studio has confirmed that no permanent maintenance paths have been incorporated onto the flat roof allowing access routes within the sedum matting.

Regular maintenance of the green sedum roofs for both the rear extension and above the snug will be noisy, disruptive and intrusive from my property because:

- For safe and regular roof access, I feel that it is doubtful that a ladder would be used especially when carrying equipment such as boards or planks, pressure washer, leaf blower and garden vacuum etc. Therefore, a domestic scaffold tower, or similar, would probably be used to access the roof safely. This will cause regular noise whilst it's erected and dismantled at least every 2 weeks.
- Since there are no permanent maintenance paths / access routes then planks or boards will have to be regularly laid onto the sedum matting every 2 weeks in order to clear the fallen leaves, twigs and detritus. Additionally, debris will need to be cleaned out of the drainage runs at the edges of the parapet. This maintenance task will undoubtedly have to occur throughout the year (especially during autumn and winter). Planks and boards will be moved around the patio. This will make regular noise at least every 2 weeks.
- Presumably a leaf blower and garden vacuum will be used to pick up and 'blow' the fallen leaves, twigs and detritus. This will cause regular noise at first floor level and at least every 2 weeks. Additionally, there is a reasonable assumption that debris will be deposited onto my property – this is intrusive
- Maintenance work at first floor level will be required to hand weed the sedum matting and remove unwanted plants and tree seedlings and to also replace dead sedum plants.
- If the matting is not maintained on a regular and constant basis then the sedum plants will suffocate and die. As such, the debris and the dead plants on the flat roof will be even more unsightly from my property as well as the surviving sedum matting itself.
- I will suffer continual overlooking, loss of privacy, noise and intrusion. This is due to the very close proximity of the extension to my property by maintenance personnel working at first floor level on the extension's roofs, through the regular and constant maintenance programme that is required for the sedum plants to thrive and survive. This will occur regularly at least every 2 weeks.
- Working at first floor level, especially near the Northern boundary, maintenance personnel will have a clear and direct line of view into my two living areas, my master bedroom and my bathroom (when the bathroom window is open).
- Currently, I do not have this noise and invasive overlooking issue therefore this regular and continual intrusion at first floor level into my privacy at least every 2 weeks is unacceptable.

Frameless glass link – noise and loss of privacy and overlooking

In addition to the aforementioned points, fallen leaves, twigs and detritus will lay / get collected / pile up at the end of the frameless glass link's slope which joins the proposed rear extension. These will have to be cleared and:

- Presumably a pressure washer will be used to clean the glass link (as well as the two rooflights). Again, this task will presumably occur whilst cleaning the sedum at least every 2 weeks – causing further noise.

- Due to the very close proximity of the frameless glass link to my property there is a reasonable assumption that dirty water and debris will be deposited onto my property – this is intrusive.

7. Conclusion

RS Design makes statements in its Design and Access Statement which I disagree with for the following reasons:

7.1 "The proposal has been well considered..."

- It has breached Policy CS16 criterion (1) as it does not respond to, draw inspiration from and respect the local context. The design and use of non-vernacular materials are out of character in terms of their appearance.
- It has breached Policy CS16 criterion (1a) as it does not respond positively to existing features of the Edwardian villa or to neighbouring properties.
- It has breached Policy CS16 criterion (1b) as it does not apply characteristics of the local area into the design.
- It has breached Policy CS16 criterion (1c) as the dormer does not use the characteristics of the locality with regards to its height, existing buildings lines, materials and proportions of existing windows.
- It has breached Policy CS16 criterion (1e) as it is overbearing, out-of-scale and out-of-character. The size and design of the rear developments cause unacceptable harm to the amenity of my property in respect of their dominant visual impact and through the loss of privacy, outlook and overlooking.

7.2 "The design aims to meet the clients' living requirements for a long term home, while remaining respectful to its setting and surrounding neighbours".

- The development is ugly, dominant and not well proportioned for its proposed setting.
- It is overbearing, out-of-scale and out of character in terms of appearance, including the proposed non-vernacular materials, compared with existing developments in the vicinity.
- It is not respectful to its setting and surroundings.

7.3 "The replacement is far more considered and is of a higher quality design, in reference to Policy CS16 of the 'Havant Borough Core Strategy.' [sic] which aims to raise the standard of design across the Borough".

- It has breached Policy CS16 criterion (1) as it does not respond to, draw inspiration from and respect the local context. The design and use of non-vernacular materials are both out of character in terms of their appearance.
- It has breached Policy CS16 criterion (1a) as it does not respond positively to existing features of the Edwardian villa or to neighbouring properties.
- It has breached Policy CS16 criterion (1b) as it does not apply characteristics of the local area into the design.
- It has breached Policy CS16 criterion (1c) as the dormer does not use the characteristics of the locality with regards to its height, existing buildings lines, materials and proportions of existing windows.
- It has breached Policy CS16 criterion (1e) as it is overbearing, out-of-scale and out-of-character. The size and design of the rear developments cause unacceptable harm to the amenity of my property in respect of their dominant visual impact and through the loss of privacy, outlook and overlooking.

- 7.4 "The extension itself is limited [sic] to single storey and is clad in natural timber, all to reinforce its subservient relationship with the existing dwelling. (5.41 of *Havant Borough Council Borough Design Guide Supplementary Planning Document*)".
- Paragraph 5.41 states that the development should be both "sympathetic and subservient" to the original design of the Edwardian villa. The design meets neither of these requirements.
 - The development does not incorporate matching materials and roof pitch which would make it sympathetic. The proposed materials are non-vernacular and the proposed design of the rear extension has a flat roof.
 - The rear extension overwhelms the Edwardian villa in its proportion and style. There are no references to the Edwardian style by using similar palette of materials or similar construction methods. The proposed changes do not look like an integral and subservient part of the existing building but appear as something that has been 'tacked on' as a later addition – which it is. Therefore it is not subservient to the original design.
 - Additionally, the height and length (running parallel to the Northern boundary wall) of the proposed extension will cause an adverse effect on my property and my established vegetation through overshadowing.
- 7.5 "The amount and scale of the extension has been carefully considered in relation to the existing house. [sic] neighbouring developments and the streetscene".
- From the North elevation, the proposed single storey rear extension is ugly and not well proportioned for the proposed setting. It is overbearing, out-of-scale and out of character in terms of appearance, including the proposed non-vernacular materials, compared with existing developments in the vicinity.
 - It is too dominant, unattractive and will have a very enclosing effect when viewed from my property and my habitable rooms.
 - The rear extension is visually oppressive.
 - It will also cause unacceptable harm to the amenity of my property in respect of its visual impact and very close proximity to my property.
 - Developments should not degrade the authentic historic detail of the area.
 - The character of the proposed development should be in keeping with the character of the Edwardian property.
- 7.6 "The proposed extension is limited to single storey and set back from the boundary to ensure it is not overbearing in nature and maintains privacy between neighbours".
- It is not set back from the boundary.
 - Para.5.40 of the *Borough Design Guide SPD* states that a single storey extension should have at least a **1m gap** from a shared boundary. But, based on the scaled plans, I understand that the extension has only a **0.6m gap** from the shared Northern boundary.
 - The proposed single storey rear extension is ugly and not well proportioned for its proposed setting.
 - It is overbearing, out-of-scale and out of character in terms of its appearance, including the proposed non-vernacular materials, compared with existing developments in the vicinity.
 - It is too dominant, unattractive and will have a very enclosing effect when viewed from my property and my habitable rooms. The extension is visually oppressive.
 - It will also cause unacceptable harm to the amenity of my property in respect of its visual impact and very close proximity to my property.
 - I will suffer continual overlooking, loss of privacy, noise and intrusion. This is due to the very close proximity of the extension to my property by maintenance personnel working at first floor level on the extension's sedum roof, through the

regular and constant maintenance programme that is required for the sedum plants to thrive and survive. This will occur regularly at least every 2 weeks.

- Working at first floor level, especially near the Northern boundary, maintenance personnel will have a clear and direct line of view into my two living areas, my master bedroom and my bathroom (when the bathroom window is open). This will be intrusive.
- Currently, I do not have this noise and invasive overlooking issue therefore this regular and continual intrusion at first floor level into my privacy at least every 2 weeks is unacceptable.
- With regard to the new chimney flue, in its proposed position neither the flue manufacturer nor RS Design Studio nor the Applicant can guarantee that the products of combustion (from, for example, solid fuel) will not enter my property which my family and I will breathe. Nobody can control the nature of wind.
- I do not want to breathe products of combustion through my open bathroom window and master bedroom windows both rooms which are situated close to the new flue.

7.7 "We have taken care to ensure we are compliant with paragraph 5.41 of *Havant Borough Council Borough Design Guide Supplementary Planning Document*".

- Paragraph 5.41 states that the development should be both "sympathetic and subservient" to the original design of the Edwardian villa. The design meets neither of these requirements.
- The development does not incorporate matching materials and roof pitch which would make it sympathetic. The proposed materials are non-vernacular and the proposed design of the dormer, rear extension and garage have flat roofs.
- The rear extension and dormer overwhelm the Edwardian villa in their proportion and style. There are no references to the Edwardian style by using similar palette of materials or similar constructions methods. The proposed changes do not look like an integral and subservient part of the existing building but appear as something that has been 'tacked on' as a later addition – which it is. Therefore it is not subservient to the original design.
- Additionally, the height and length (running parallel to the Northern boundary wall) of the proposed extension will cause an adverse effect on my property and my established vegetation through overshadowing.

7.8 "The visual impact of the extension from the upper rear neighbouring windows is significantly reduced through the use of a green roof".

- Therefore, RS Design Studio acknowledges and confirms that it knows that I will suffer a negative "visual impact" from my property.
- No amount of sedum matting will significantly reduce the harm to the amenity of my property in respect of its visual impact which is too dominant and oppressive and overbearing.
- Throughout the year, I will suffer continual overlooking, loss of privacy, noise and intrusion. This due to the very close proximity of the extension to my property by maintenance personnel working on the extension's roof, through the regular and constant maintenance programme that is required for the sedum plants to thrive and survive and for cleaning the drainage runs, frameless glass link and rooflights.

7.9 "To conclude the design has been carefully considered and responds to relevant planning policy/guidance as well as the requirements of the client".

- The various points that I have made in this document show that the statement is not accurate with regard to being considerate and respectful to neighbours and the streetscene and adhering to applicable planning policies and guidance.

Section 3: North Elevation – Dormer

I feel that the proposed dormer is ugly and not well proportioned for its proposed setting. It is extremely large. It is overbearing, out-of-scale and out of character in terms of its appearance, including the proposed non-vernacular materials, compared with existing developments in the vicinity.

It is too dominant and unattractive and visually oppressive when viewed from my property.

It causes unacceptable harm to the amenity of my property in respect of its visual impact. Additionally, the design is inappropriate for its proposed setting and has an adverse impact on my property in respect of its visual impact and proximity to my property. The character of the proposed dormer should be in keeping with the character of the Edwardian property.

Having reviewed the plans, I feel that the proposed development has breached planning criteria, design guidance and design expectations because of the reasons in sections 1–3 below:

1. Havant Borough Core Strategy, March 2011 – Policy CS16 High Quality Design

- 1.1. **Criterion 1** – It does not respond to, draw inspiration from and respect the local context. The design and use of non-vernacular materials (e.g. timber cladding) are both out of character in terms of appearance. It is visually oppressive. The Edwardian villa will suffer a loss of local character.
- 1.2. **Criterion 1a** – It does not respond positively to existing features of the Edwardian villa or to neighbouring properties.
- 1.3. **Criterion 1b** – It does not apply characteristics of the local area into the design.
- 1.4. **Criterion 1c** – It does not use the characteristics of the locality with regards to its height, existing buildings lines, materials (e.g. the proposed materials include timber cladding) and proportions of existing windows.
- 1.5. **Criterion 1e** – The overbearing, out-of-scale and out-of-character size and design causes unacceptable harm to the amenity of my property in respect of its dominant visual impact and through the loss of privacy, outlook and overlooking.

The graceful and balanced Edwardian villa will suffer a loss of character because of the overbearing, out-of-scale and out-of-character design of this unbalanced dormer.

2. Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011

- 2.1. **Paragraph 4.33** – It is unattractive as it is too dominant. It is visually oppressive. It doesn't use materials that are common in the Borough which include brick, render, clay roof tiles, slate and flint. It will be using timber cladding.
- 2.2. **Table 4.1, 1. Layout and form, Height** – It has a negative impact on the view, vista and skyline from my property. It does not follow the typical pattern of existing properties in the area. The design causes unacceptable harm to the amenity of my property in respect of its visual impact from my property.
- 2.3. **Paragraph 5.48** – The proposed dormer dominates the roof. It is extremely large. It is not the same size, or smaller, than the windows below. The dormer should have a pitched roof with slopes in keeping with the existing roof. It is a flat roof design which is overbearing, out-of-scale and out of character. It is also very unattractive when viewed from my property.

3. **Havant Borough Urban Context and Character Appraisals, Appendix 1 Area 4: Emsworth**

- Any new development should be of a scale in keeping with the historic precedent.
- New development, including extensions, should avoid the introduction of suburban styles and materials and respond to its landscape setting in scale, form and design, materials and colour.
- Conversion of existing vernacular buildings should be carefully controlled to prevent loss of local character.

Section 4: North Elevation – Single storey rear extension

I feel that the proposed single storey rear extension is ugly and not well proportioned for its proposed setting. It is overbearing, out-of-scale and out of character in terms of its appearance, including the proposed non-vernacular materials, compared with existing developments in the vicinity.

It is too dominant, unattractive and has a very enclosing effect when viewed from my property (by way of its height and length running parallel to the Northern boundary wall) and its very close proximity to my property and my habitable rooms. It is visually oppressive.

It also causes unacceptable harm to the amenity of my property in respect of its visual impact. Additionally, the design is inappropriate for its proposed setting and has an adverse impact on my property in respect of its visual impact and very close proximity to my property and my habitable areas. The character of the proposed extension should be in keeping with the character of the Edwardian property.

Having reviewed the plans, I feel that the proposed development has breached planning criteria, design guidance and design expectations because of the reasons in sections 1–3 below:

1. Havant Borough Core Strategy, March 2011 – Policy CS16 High Quality Design

- 1.1 **Criterion 1** – It does not respond to, draw inspiration from and respect the local context. The design and use of non-vernacular materials (e.g. aluminium coping stones, timber cladding, green sedum roof) are both out of character in terms of appearance. In such close proximity to my property it is visually oppressive. The Edwardian villa will suffer a loss of local character.
- 1.2 **Criterion 1a** – It does not respond positively to existing features of the Edwardian villa or to neighbouring properties.
- 1.3 **Criterion 1b** – It does not apply characteristics of the local area into the design.
- 1.4 **Criterion 1c** – It does not use the characteristics of the locality with regards to its height, existing buildings lines, materials (e.g. the proposed materials include timber cladding aluminium coping stones and a green sedum roof) and proportions of existing windows.
- 1.5 **Criterion 1e** – The overbearing, out-of-scale and out-of-character size and design causes unacceptable harm to the amenity of my property in respect of its dominant visual impact and through the outlook from my property.

Additionally:

Fumes / Products of combustion – Chimney flue on the flat roof above the snug

I am objecting to the position of the new flue and not to the use of a flue itself.

Please look at the plans to see where the chimney flue will be situated in order to understand my relevant and pertinent concerns:

- The flue on the flat roof above the snug sits forward from my first floor windows.
- It is too close to both my bathroom window and my master bedroom windows. I constantly open my windows throughout the year. I like fresh air.
- Without a doubt, I believe that products of combustion (from, for example, solid fuel) will penetrate my rooms whatever the wind conditions but especially during the usual south westerly winds.

- The Applicant will know when they will be using their chimney in their snug and will close any rear bedroom windows accordingly. However, I will not know when the Applicant decides to use their new chimney in order for me to close my windows.
- I do not want to breathe products of combustion (from, for example, solid fuel) through my open bathroom window and master bedroom windows both rooms of which are situated close to the new flue.
- Neither the flue manufacturer nor RS Design Studio nor the Applicant can guarantee that the products of combustion will not enter my property for me and my family to breathe. Nobody can control the nature of wind.

Also, I feel that the chimney flue on the single storey flat roof, protruding and positioned so very close to my property, is out-of-character and unattractive in respect of its visual impact. It is very unsightly protruding from the flat roof.

I am not aware of any other period property with a single storey flat roof in the vicinity that has a flue protruding from its flat roof in such close proximity to a neighbouring property and its habitable rooms.

Noise and loss of privacy and overlooking – green sedum roof and glazing

The maintenance of the green sedum roof, the frameless glass link and the rooflights has been detailed in pages 5–6 above (Section 2: Summary of concerns).

The noise and intrusion into the privacy of my property that will be caused from the regular and constant maintenance of the sedum plants at first storey level is unacceptable.

The Design and Access Statement states that:

- “The visual impact of the extension from the upper rear neighbouring windows is significantly reduced through the use of a green roof”.

Therefore, RS Design Studio acknowledges and confirms that it knows that I will suffer a negative “visual impact” from my property.

However, no amount of sedum matting will significantly reduce the harm to the amenity of my property in respect of its visual impact.

Throughout the year, I will suffer continual overlooking, loss of privacy, noise and intrusion at least every 2 weeks. This due to the very close proximity of the rear extension to my property by maintenance personnel working on the extension’s roof, through the regular and constant maintenance programme that is required for the sedum plants to thrive and survive and for cleaning the drainage runs, frameless glass link and rooflights.

The graceful and balanced Edwardian villa will suffer a loss of character because of the overbearing, out-of-scale and out-of-character design of the rear extension.

2. **Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011**

- 2.1 **Table 4.1, 1. Layout and form, Height** – It has a negative impact on the view and vista from my property. It does not follow the typical pattern of existing properties in the area. The design causes unacceptable harm to the amenity of my property in respect of its visual impact from my property. It is visually oppressive.
- 2.1. **Paragraph 5.39** – It is too dominant. The roof of the extension does not mirror that of the main Edwardian villa. The proposed extension has a flat roof using green sedum as a roof covering. The sides will be clad in timber. The coping stones will be aluminium. These are all non-vernacular materials which are out-of-character for both the Edwardian villa and neighbouring properties.
- 2.2 **Paragraph 5.40** – Single storey extensions should have at least a **1m gap** from a shared boundary. But, based on the scaled plans, I understand that the extension has a **0.6m gap** from the shared Northern boundary.
- 2.3 **Paragraph 5.41** – The extension should be both sympathetic and subservient to the original design of the Edwardian villa. The design offers neither of these requirements.

Sympathetic design

- The design does not incorporate matching materials and roof pitch which would make it sympathetic.
- The proposed materials are non-vernacular.
- The proposed design has a flat roof.

Subservient design

- The design overwhelms the Edwardian villa both in its proportion and style.
- There are no references to the Edwardian style by using similar palette of materials or similar constructions methods.
- The proposed changes do not look like an integral and subservient part of the existing building but appear as something that has been 'tacked on' as a later addition – which it is.
- Therefore it is not subservient to the original design.
- Additionally, the height and length (running parallel to the Northern boundary wall) of the proposed extension will cause an adverse impact on my property and my established vegetation through overshadowing.

3. **Havant Borough Urban Context and Character Appraisals, Appendix 1 Area 4: Emsworth**

- 3.1 Any new development should be of a scale in keeping with the historic precedent.
- 3.2 New development, including extensions, should avoid the introduction of suburban styles and materials and respond to its landscape setting in scale, form and design, materials and colour.
- 3.3 Conversion of existing vernacular buildings should be carefully controlled to prevent loss of local character.

Section 5: North Elevation – Other considerations

1. Trees/bushes

- Many houses on Westbourne Avenue have medium to large landscaped gardens with significant trees to front and back gardens. Mature trees and bushes should be preserved and maintained and not adversely affected by large extensions.
- I am very concerned that the foundations for the rear extension will damage the roots of my trees/bushes on the Northern boundary.
- Para.5.40 of the *Borough Design Guide SPD* states that a single storey extension should have at least a **1m gap** from a shared boundary.
- But, based on the scaled plans, I understand that the extension has a **0.6m gap** from the shared boundary.
- However, I feel that the foundations, even at a distance of 1m, would still damage the established roots.
- Also, I am very concerned that the overshadowing, caused by the very close proximity of the overbearing and out-of-scale extension, will cause long term damage to my established vegetation.

Section 6: East Elevation – Dormer

The existing Edwardian villa is aesthetically pleasing on the streetscene. It is graceful and balanced up to the roofline including the two chimneys on both the sides of the roof.

I feel that the proposed dormer is ugly and not well proportioned and for its proposed setting it has a detrimental effect on the streetscene. It unbalances the composition of the property by only having the dormer on one side (the North side).

Viewed on the streetscene, the dormer is overbearing, out-of-scale and out of character in terms of its appearance, including the proposed non-vernacular materials, compared with existing developments in the vicinity. It is too dominant, unattractive, unbalanced and therefore has a detrimental effect on the streetscene.

Having reviewed the plans, I feel that the proposed development has breached planning criteria, design guidance and design expectations because of the reasons in sections 1–3 below:

1. **Havant Borough Core Strategy, March 2011 – Policy CS16 High Quality Design**
 - 1.1 **Criterion 1** – It does not respond to, draw inspiration from and respect the local context. The design and use of non-vernacular materials (e.g. timber cladding) are both out of character in terms of appearance. The Edwardian villa will suffer a loss of local character.
 - 1.2 **Criterion 1a** – It does not respond positively to existing features of the Edwardian villa or to neighbouring properties.
 - 1.3 **Criterion 1b** – It does not apply characteristics of the local area into the design.
 - 1.1 **Criterion 1c** – It does not use the characteristics of the locality with regards to its height, existing buildings lines and materials (e.g. the proposed materials include timber cladding).
2. **Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011**
 - 2.1 **Paragraph 4.33** – It is unattractive from the streetscene as it is too dominant and unbalanced. It doesn't use materials that are common in the Borough which include brick, render, clay roof tiles, slate and flint.
 - 2.2 **Table 4.1, 1. Layout and form, Massing** – It doesn't follow the typical pattern of existing properties in particular its immediate neighbours (Nos.17 & 19). It is unattractive from the streetscene as is too dominant and unbalanced.
 - 2.3 **Table 4.1, 1. Layout and form, Height** – It has a negative impact on the view, vista and skyline on the streetscene. It does not follow the typical pattern of existing properties in the area. The design is too dominant, unattractive and unbalanced.
 - 2.4 **Table 4.1, 3. Detail and Materials, Rhythm and patterns, key features and detailing** – From the streetscene, the dominant and unbalanced view breaks the rhythm and pattern of the skyline. It bears no relationship to the prevailing features and characteristics of the locality.
 - 2.5 **Paragraph 5.48** – From the streetscene, it dominates the roof due to the fact that it unbalances the composition of the property by only having the dormer on one side (the North side). Additionally, it does not have a pitched roof with slopes which would be in keeping with the existing roof.

3. **Havant Borough Urban Context and Character Appraisals, Appendix 1 Area 4: Emsworth**
 - 3.1 Any new development should be of a scale in keeping with the historic precedent.
 - 3.2 New development, including extensions, should avoid the introduction of suburban styles and materials and respond to its landscape setting in scale, form and design, materials and colour.
 - 3.3 Conversion of existing vernacular buildings should be carefully controlled to prevent loss of local character.

Section 7: East Elevation – Single storey detached garage

Detached garages which face Westbourne Avenue that belong to Victorian and Edwardian villas are built with brick and have pitched roofs.

I feel that the proposed single storey detached garage is ugly for its proposed setting. Developments should not degrade the authentic historic detail of the area. It is out of character in terms of its appearance, as it will be using non-vernacular materials, compared with existing developments in the vicinity. Due to the non-vernacular materials, and the design, the proposed development is too visually dominant for its proposed setting when viewed on the streetscene.

Having reviewed the plans, I feel that the proposed development has breached planning criteria, design guidance and design expectations because of the reasons in sections 1–3 below:

1. **Havant Borough Core Strategy, March 2011 – Policy CS16 High Quality Design**
 - 1.2 **Criterion 1** – It does not respond to, draw inspiration from and respect the local context. The design and use of non-vernacular materials (e.g. aluminium coping stones and timber cladding) are both out of character in terms of appearance. The Edwardian villa's street impact will suffer a loss of local character.
 - 1.3 **Criterion 1a** – It does not respond positively to existing features of the Edwardian villa or to neighbouring properties.
 - 1.4 **Criterion 1b** – It does not apply characteristics of the local area into the design.
 - 1.5 **Criterion 1c** – It does not use the characteristics of the locality with regards to its height, existing buildings lines and materials (e.g. the proposed materials are timber cladding and aluminium coping stones).
2. **Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011**
 - 2.1 **Paragraph 4.33** – It is unattractive on the streetscene. It doesn't use materials that are common in the Borough which include brick, render, clay roof tiles, slate and flint. The proposed materials are timber cladding and aluminium coping stones.
 - 2.2 **Table 4.1, 1. Layout and form, Street Build Up** – From the streetscene, the detached garage does not follow the established pattern of other clearly visible detached garages on the street belonging to Victorian and Edwardian villas which are built with brick and have pitched roofs.
 - 2.3 **Table 4.1, 3. Detail and Materials, Rhythm and patterns, key features and detailing** – From the streetscene, the design does not bear any relationship to the prevailing materials, features and characteristics of the locality.
3. **Havant Borough Urban Context and Character Appraisals, Appendix 1 Area 4: Emsworth**
 - 3.1 Any new development should be of a scale and in keeping with the historic precedent.
 - 3.2 New development, including extensions, should avoid the introduction of suburban styles and materials and respond to its landscape setting in scale, form and design, materials and colour.
 - 3.3 Conversion of existing vernacular buildings should be carefully controlled to prevent loss of local character.