

Denise Sheath

From: robert istepanian [REDACTED]
Sent: 26 June 2017 17:14
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: Appeal- Planning application- APP?17/00628- 6A Glebe Park Avenue
Attachments: Appeal Notes and the case of rejection- Istepanian- 26-6-2017.pdf; Appeal Notes on roof plan-3660-005-B .pdf; Appeal Notes-2 on roof plan-3660-006-B .pdf

Dear Ms. Crawford,

I am writing in reference to your letter dated 21 June 2017 and the planning application referenced above for the proposed extension of the adjacent property (6A Glebe Park Avenue). I am submitting an official appeal against this development and planning application. The relevant case for the appeal and relevant documentations and clarifications/drawings are attached for your further consideration.

Please confirm the receipt of this email and the relevant documents and advice us on the next steps.

Thank you

Kind Regards

Dr. Robert S H Istepanian
6 Glebe Park Avenue
Bedhampton, PO9 3JR, UK
[REDACTED]

Appeal and case of rejection—Rear Extension- 6A Glebe Park Avenue, Bedhampton

Havant Borough Council: RE: APP/17/00628

Robert Istepanian- 6 Glebe Park Avenue, Bedhampton

1- Privacy intrusion and overlooking issues on the neighbouring rear garden (6 – Glebe Park Avenue)

We feel that the planned rear extension according to the submitted plans will violate the privacy and intrusion of our rear garden and setting (please refer to exhibits- A and B) attached for further clarifications.

- (i) The current plan as detailed in the submitted floor plan document (3660/005/B) has not mentioned the width of the current extension platform overlooking the garden from the proposed extension. Please note that any increase of the width of this platform from the existing length/width will constitute an unacceptable extension and provide a clear intrusion and 'viewing platform' to our rear garden, especially when a person is standing on this platform and looking across the adjoining property fence on the right. This will constitute a privacy violation. This case is illustrated in notes (1) on exhibit-A attached.
- (ii) The level of elevation of this platform and extension from the base ground level of the property (6A) is not indicated in the submitted plan. Any further elevation of this extension from the existing level and platform height will again provide an unacceptable 'viewing platform' from the standing person on this platform or the extension. This is illustrated in point (2) on exhibit –A and –B (3660/005/B and 3660/006/B) documents of the submitted plan attached. Please note that both the existing width and the height of the outside platform are just about on the limit of such breach of the viewing when standing where a person can view parts of our rear garden.
- (iii) The current height of the existing fence from the ground level of the neighbouring property (6A) is approximately (1.5M). Considering the nature of the hill ground and the elevation of the property compared to ours (6), any slight increase of the platform levelling from the existing height and the length/width of the current structure to the proposed extension will be an unacceptable and constituting to 'viewing and intrusion platform' across the fence and will be privacy breach on major parts of our rear garden and beyond.
- (iv) There is no clear indication if there will be a side window within the extension overlooking our side of the property (right side of the proposed extension). This will be again an unacceptable privacy intrusion and there should be a wall installed instead of a clear glass, or if the window is to be installed it needs to be tinted. The issue is illustrated in point (4) on exhibit –A and –B (3660/005/B and 3660/006/B) documents of the submitted plan

(2) Obstructions, Noise, road traffic and work hassle

The expected obstructions, noise and the hassle of the access to the work will cause to the neighbours in addition to possible road traffic obstructions that will be created due to the work carried out and the legal responsibility of any damages incurred due to this extension

work. Glebe Park Avenue is a busy road and such work will cause major traffic issues and nuisance to the neighbourhood. [REDACTED]

[REDACTED]

[REDACTED]

Notes/Append issues

③ IS there a side window if so, this breaches the privacy on 6 Gable Park Avenue
 (This should be no window overlooking the neighbour

④ Fence 8.15m from the back ground Elevation of 6A

② The highest Elevation of this platform impact on privacy & view (over view) on adjoining garden off 6 Gable Park Avenue
 ? This width is not impacted and the longer width than existing on the site and overall closing the rear adjoining garden on 6 Gable Park Avenue across the fence

00 0.11
 FOR DRAWING IN METRES
 2 3 4 5 6 7 8 9 10

PROPOSED ROOF PLAN

THIS DRAWING IS THE PROPERTY OF APROPOS AND SHOULD NOT BE COPIED IN ANY FORM WITHOUT WRITTEN CONSENT. PLEASE READ ALL INSTRUCTIONS FULLY. ALL BASE DIMENSIONS TO BE WITHIN +/- 5MM.

NOTE:
 ALL DIMENSIONS ARE TAKEN FROM FINISHED FLOOR LEVEL (FRL) AND FROM EXISTING GROUND LEVEL (EXGL).

DESCRIPTION & MATERIALS:
 BRICKWORK SINGLE STOREY ORANGERY EXTENSIONS TO BE CONSTRUCTED TO THE REAR OF THE EXISTING DWELLING NEW WALLS TO BE BRICK CAVITY WALLS TO MATCH THE EXISTING DWELLING. NEW WALLS WILL BE CONSTRUCTED IN LINE WITH BUILDING REGULATIONS. NEW TIMBER CONSTRUCTION FLAT ROOF AND STEEL BEAMS TO STRUCTURAL ENGINEERS CALCULATIONS AND SPECIFICATION WITH INSULATION, SOFTWOOD FINISHES AT 150mm AND PARTIAL BOARD OR SIMILAR ABOVE. FINISHED EXTERNALLY WITH 3 LAYERS OF ROOFING FELT, 2 LAYERS OF POLYESTER BASED ROOFING FELT OR SIMILAR BUILDING CONTROL AND PLANNING APPROVED MATERIALS. A PROTECTING TIMBER PLINTH THEN HAS A POLYESTER POWDER COATED ALUMINIUM ROOFING WITH HIGH SPECIFICATION DOUBLE GLAZED SEALED UNITS FITTED TO IT. ALL WINDOWS, DOORS AND ROOFLIGHTS TO BE MADE FROM THERMALLY BROKEN ALUMINIUM WHICH WILL BE POLYESTER POWDER COATED - RAL 7099.

DOOR SETS:
 NO. 3 FRAME BIFOLDING DOOR SETS
 3 PANES OPENING FROM RIGHT TO LEFT
 MASTER DOOR TO THE RIGHT
 EXTERNALLY OPENING
 AS VIEWED FROM OUTSIDE
 DOORS GLAZED IN 28MM

NO. 3 FRAME SLIDING DOOR SETS
 ALL 3 PANES MOVING
 AS VIEWED FROM OUTSIDE
 DOORS GLAZED IN 28MM

ROOFLIGHTS GLAZED IN:
 28MM OPTITHERM - DOUBLE GLAZED UNITS
 6MM LOW E TIGHTENED OUTER PANE
 28MM ARGON FILLED CAVITY
 4MM OPTITHERM INNER PANE

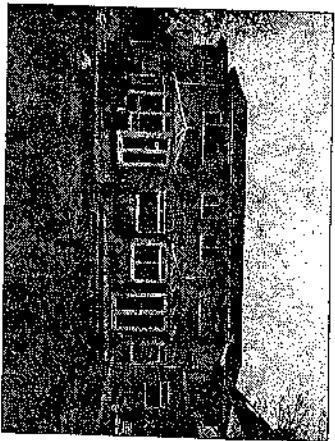
DOORS & WINDOWS GLAZED IN:
 28MM OPTITHERM - DOUBLE GLAZED UNITS
 6MM LOW E TIGHTENED OUTER PANE
 28MM ARGON FILLED CAVITY
 4MM OPTITHERM INNER PANE

LC	TO	PROPOSED PLANS	05/06/17	B
LC	TO	PROPOSED PLANS	05/06/17	A
DRAWN	CHECKED	DATE	REV	

CLIENT	PROJECT NUMBER
MR & MRS CHANDLER 6A GLEBE PARK AVENUE HAYVAULT PORTSMOUTH PO8 3JR	3669 REVISION B

DRAWING REFERENCE	LOCAL COUNCIL
3669/005/B	HAYVAULT BOROUGH COUNCIL

apropos



A black and white photograph of a large, multi-story building, likely a school or institutional structure. The building features a prominent central tower with a series of arched windows. The facade is composed of multiple stories with rectangular windows. In the foreground, there is a paved area and a low wall. The image is oriented horizontally on the page.

FOR DRAWING IN METRES

The height of the chimney
 is 15 m
 From the ground
 (x)

20 @ A3
 FOR DRAWING IN METRES
 2 3 4 5 6 7 8

is on the adjoining scale

1000

apropos