

HAVANT BOROUGH
COUNCIL

20 JUN 2016

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4 Lovedean Lane

Waterlooville

Hampshire

PO8 8HH

20th June 2016

Dear Mrs Crawford

RE: Planning Application Number APP/16/00563

Please find attached details of our objection to the above Planning Application, we have also submitted this on line.

If you need any further information, I can be contacted on either

[REDACTED]

Yours sincerely

[REDACTED]

N A Hockin

I wish to object strongly and appeal against the proposed extension at **6 Lovedean Lane, Waterloo, PO8 8HH - Application No App/16/00563**

1. The extension will block the light and view from the clear glass windows (2No.) in my living room at 4 Lovedean Lane. The extensions will block the view and daylight/sunlight, and infringes the normal 25 degree rule vertically, and the 45 degree rules horizontally from my living room windows. These rules are normally used by planning authorities when considering applications as set out in the Building Research Establishment (BRE) document –

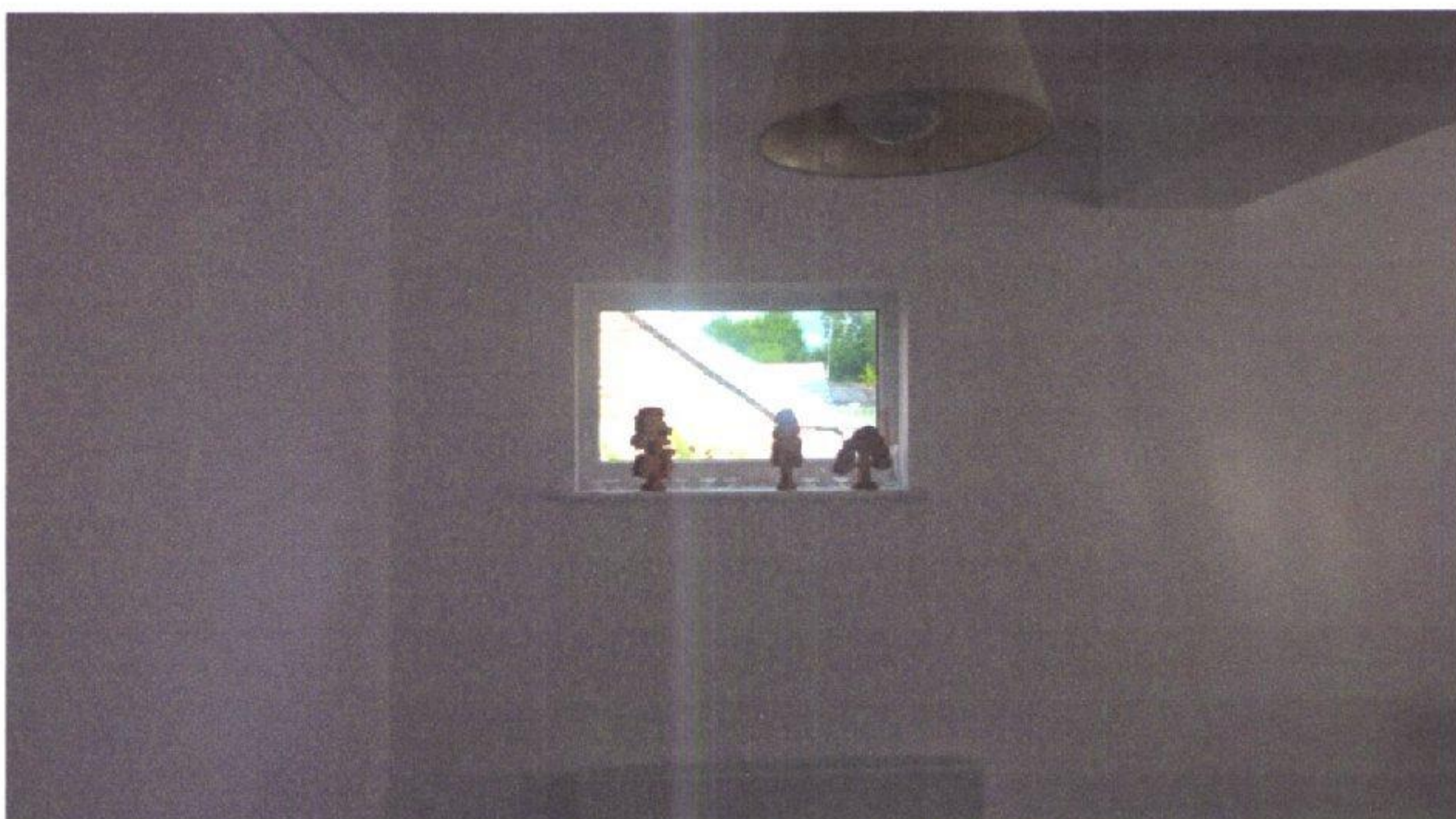
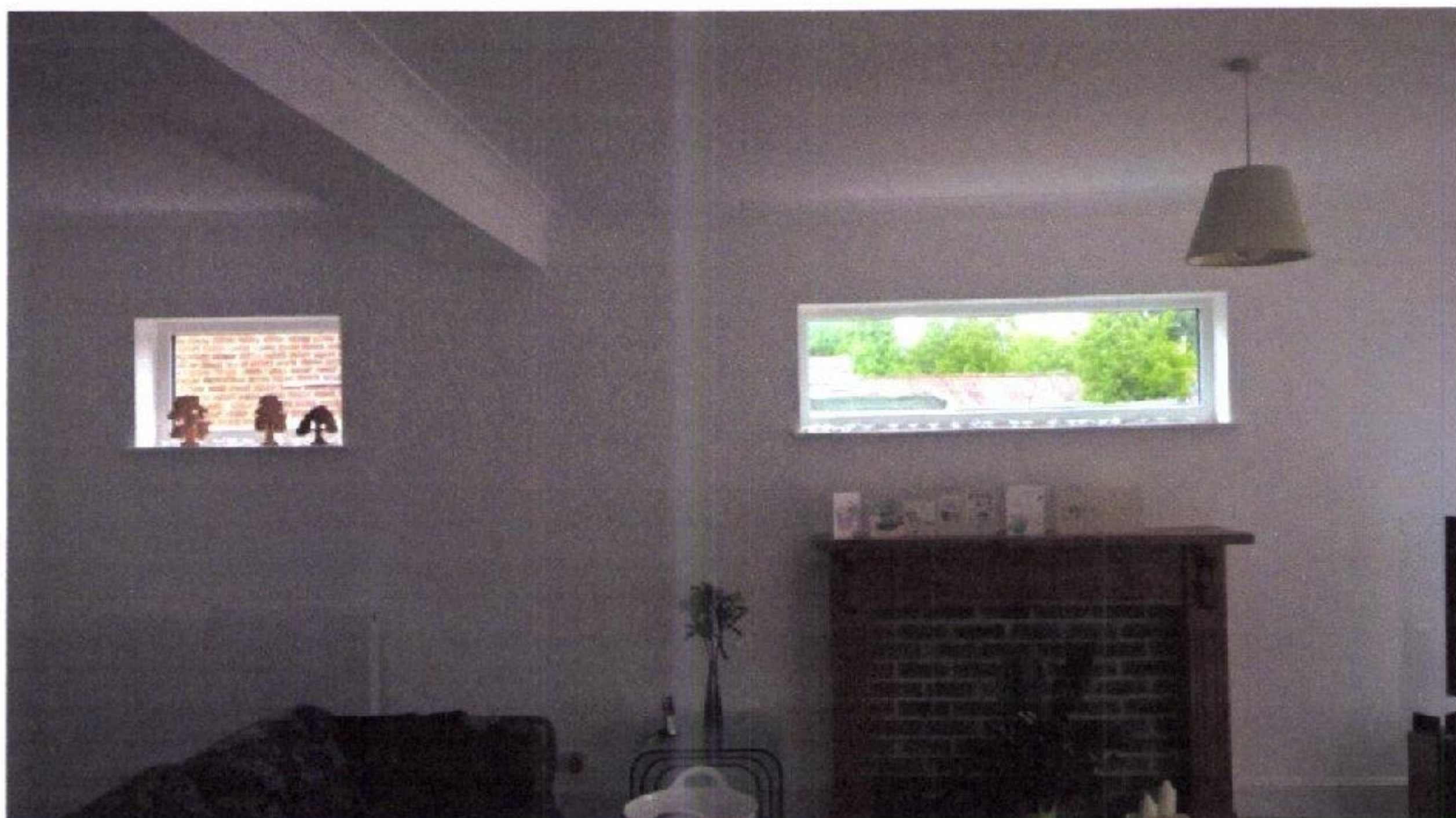
“Site Layout Planning for Daylight and Sunlight : A guide to Good practice (2011)”

(See below for the current view from my living room window at a height of 5’6” and what I believe the view will be if the current plan is approved)

The extension wall will, I estimate by scaling from the drawings be less than 4m from my window and towering above it by 6.3m.(currently the building is about 7m away and single story and the windows afford good light .

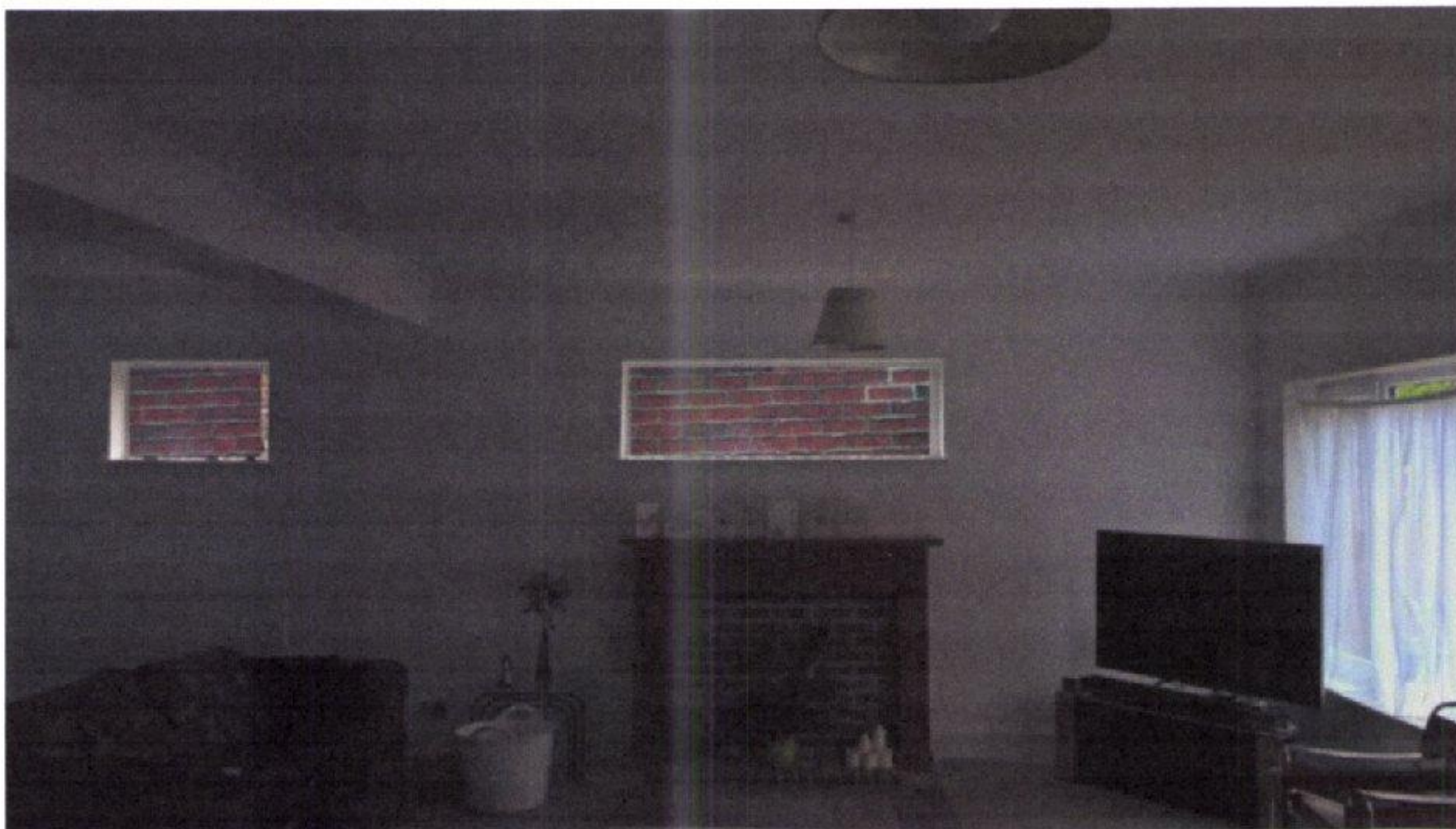
Also below is a mark-up of the proposed extension elevation showing the reflected image of my living room windows.

My living room has been as in the photos and enjoying the light the windows (2No.) afford the room since construction in 1988



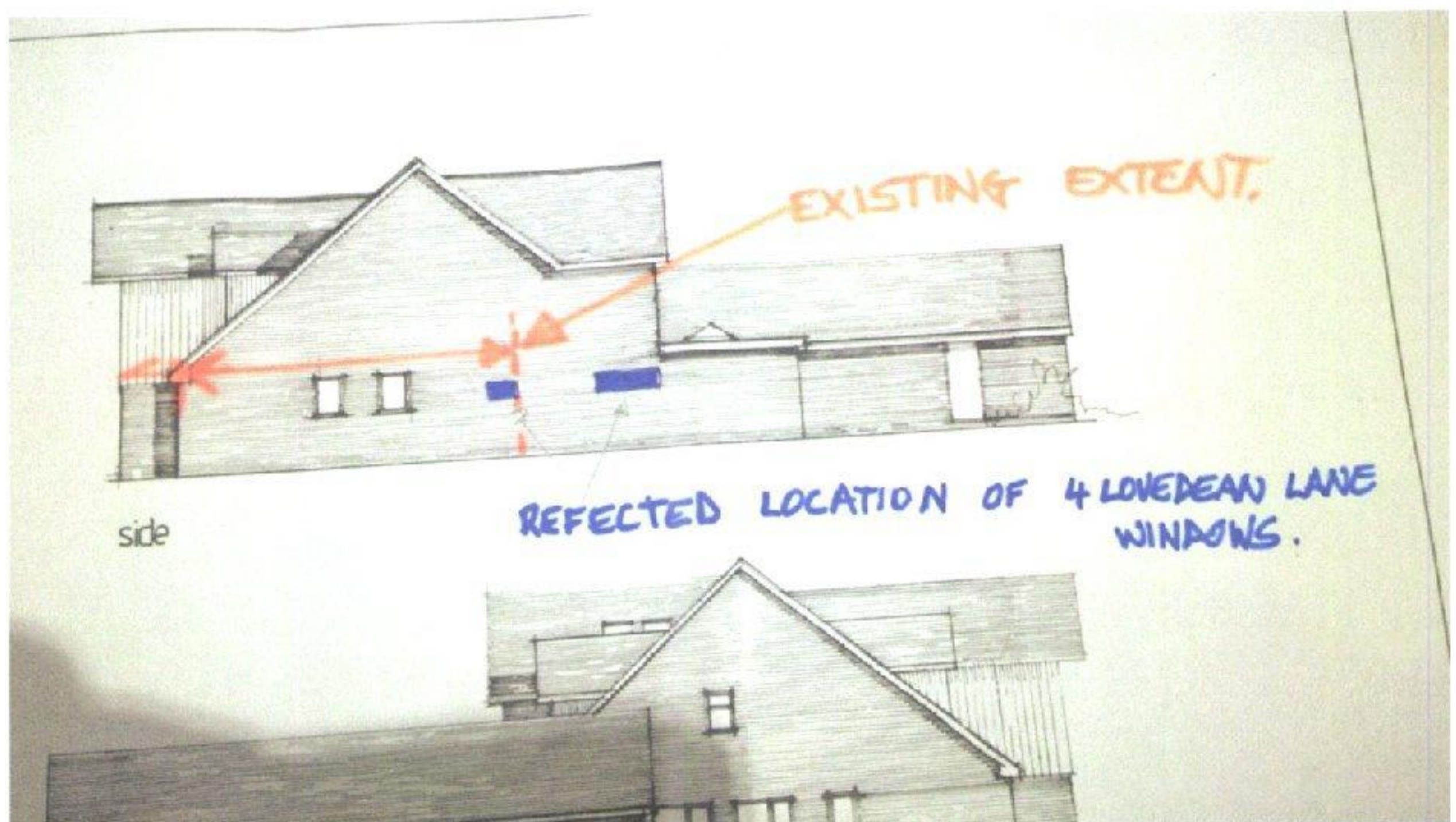
Current views from 4 Lovedean Lane living room windows at 5'6" Height



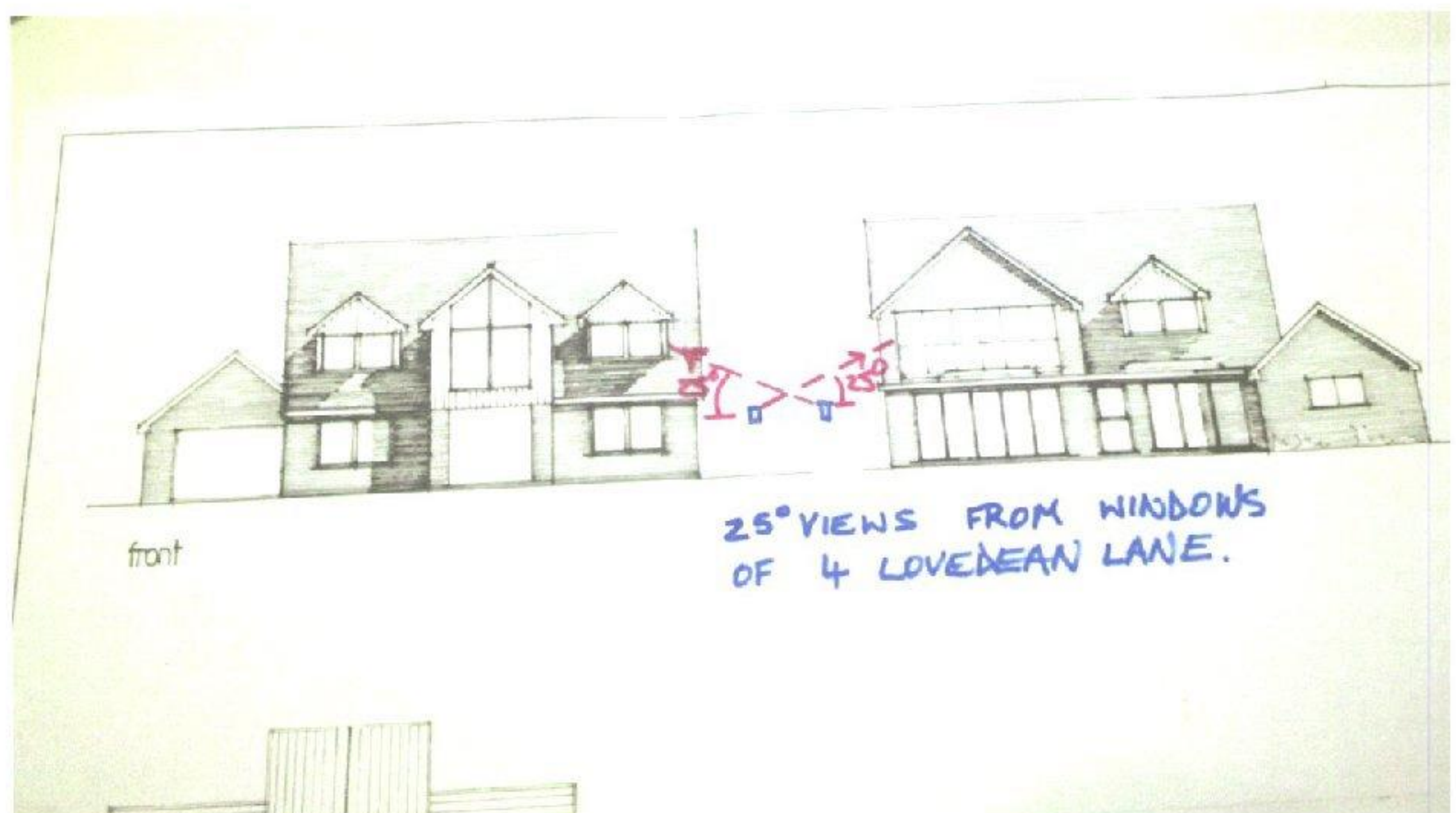


View from 4 Lovedean Lane living room windows at 5'6" Height if Application approved new extension wall would be 4m away





Mark-up of extension showing the reflected image of 4 Lovedean Lane Living room Windows with new extension if approved 4m away

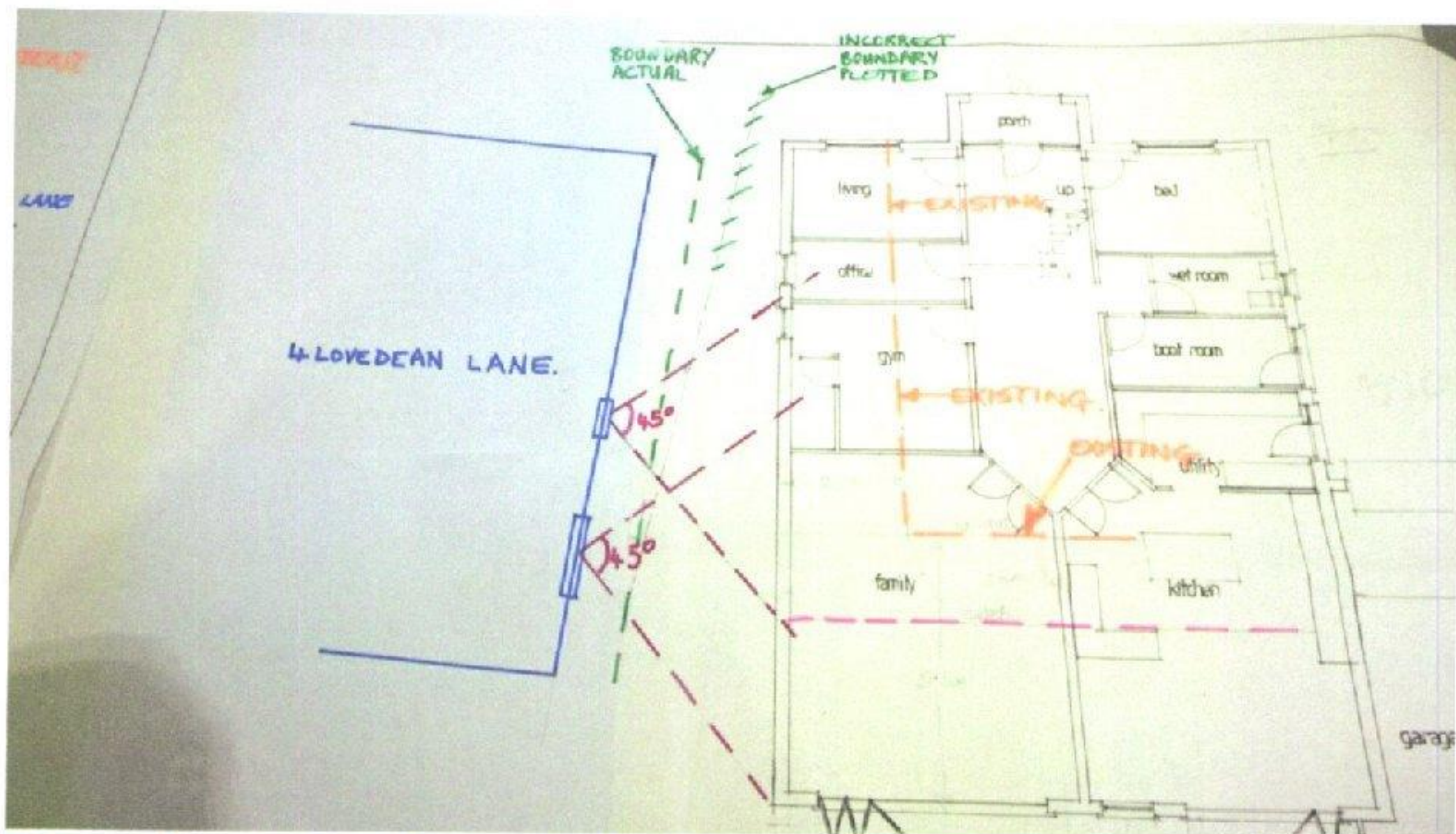


Mark-up of extension showing the 25 degree views from 4 Lovedean Lane Living room Windows with new extension if approved 4m

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Mark-up of plan showing 45 degree view from 4 Lovedean Lane Living Room Windows

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2. The size and scale of the extension will over dominate the existing dwelling and will not enhance my property or that of my neighbours. The extension will DOUBLE the existing accommodation floor plan area increasing it from 100m² to 200m²
3. The plans have absolutely NO dimensions on any of the drawings, NO lengths, NO heights, NO widths, NO distances to boundary's/services, and the drawings do not show any services such as sewers. It is not good practice to scale from drawings but there is no other way if interpreting these drawings. Also it would assist if the existing outline was to be shown on the new plans and elevations. I have had to scale off the drawings and this generally is not recommended. I am sure having gone this far in the planning process dimensions must have been considered and while maybe not finalised would give a clearer indication to all of what is proposed, and the planning authority would be giving approval to. Submitting the drawings with NO dimensions in this application hampers the review and appraisal of this application. The lack of dimensions in the application would mean that approval would basically be giving the applicant approval to do as they wish.
4. No Hand Rail/Barrier is shown to the master bedroom balcony for safety and to prevent free access to the flat roof area, and hence overlooking the adjacent property from height (such a handrail would not prevent normal maintenance of the works)
5. There is I believe an existing live sewer within the boundaries of 6 Lovedean lane (The Applicant property). See drawing below received during the searches when purchasing 4 Lovedean Lane. As far as I can tell this sewer will be under the proposed extension and the plan takes no consideration of the sewer or how this will affect the proposed extension or what measures may be needed during the build to controls the risks associated with building near the sewer how this will affect the foundations of my property nor in the future, should the sewer require maintenance, and the effects on any wayleaves.
6. I would appreciate the opportunity to review with the Planning case officer when a site visit is made, and have some suggestions for a more acceptable plan. Please give me adequate prior notice as I travel to London Daily.



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Date: 27-4-2006