

Sirs; please note my objection as below.

Re: Planning Application APP/24/00337

88 Ferndale Waterlooville PO7 7PG

Objection

We wish to object to the above on the following grounds. The covering letter with this application states the proposed Annexe is intended for use by a family member with main services extended from the existing dwelling. However, if approved under this description it does not prevent the property from being sold off as a self-contained dwelling and the services altered. Regardless of who is intended to occupy this proposal, it falls a long way short of providing an acceptable dwelling within Policy CS16 and its SPD. The proposal contains virtually no private amenity space, no car parking on site and appears cramped [REDACTED]

[REDACTED]. It is an example of backland development that Policy CS16 and its Supplementary Planning Document attempts to resist. The juxtaposition of the proposed Annexe and the neighbouring properties is very cramped and would have a detrimental impact [REDACTED]

[REDACTED]. The SPD states that backland development can have a role to play in delivering the Council's housing and development targets.

However, due to the positioning of the Annexe close to the boundaries would cause an adverse impact upon the neighbouring properties. The design should enhance the existing character and quality of an existing area and should create pleasant places to live. Other issues within this SPD highlight the need to consider scale, access and overlooking when considering the suitability of an application. Proposed backland development should not dominate in terms of mass or height, the street or public frontage. It should be well designed, and be subservient and smaller in size and scale to the frontage property.

The design of the Annexe does not reflect the character of the local area nor does it offer a high quality contemporary design by way of complimentary contrast.

Whilst the proposed Annexe contravenes Policy at many levels, an attempt to mitigate this impact by extending the main house within an enormous extension only seeks to compound the problem. This in itself is totally out of scale and character with the area and would have an unacceptable impact on the locality and for the reasons given above, we respectfully request that this application is refused.



