



19 Well Copse Close, Horndean, Waterlooville, Hants, PO8 0HB

FAO: Mrs T. Pickup
Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

17th October 2022

Dear Mrs Pickup

**Re: Application APP/22/00820 – First floor extension over existing garage with balcony to rear:
13 Wallis Road, Waterlooville, Hants, PO7 7RX**

I write on behalf of the occupants at [REDACTED] who wish to raise an **objection** to the proposal. The reasons for this objection are detailed below:

The development seeks approval for a first floor side extension over the existing garage with balcony looking out to the rear.

The main issues of concern regarding the development are:

- 1) The proximity of the extension to the boundary [REDACTED] and the resultant harm created through overbearing effect and loss of outlook;
- 2) The inclusion of a rear balcony that will allow for loss of privacy and direct overlooking of the dwelling and private amenity space of [REDACTED] and
- 3) The scale, height, width and design of the extension which will dominate the existing dwelling and appear incongruous within the street scene.

The first floor extension is sited approximately 1.5m off the shared boundary with window and balcony outlook that directly overlook the private amenity space of [REDACTED] and into the bedroom and kitchen windows of the dwelling. This impact is increased by the fact that 13 Wallis Road is positioned on land higher than [REDACTED] and the fact that there is a clear and direct line of site between the proposed works [REDACTED]. This relationship would mean that there would no longer be any privacy afforded [REDACTED] (see figure 1 photos below).

Figure 1 – Photos illustrating overlooking and loss of privacy.



Photo showing the position of the proposed extension. The extension would be seen above the garage [REDACTED] with windows and balcony area looking straight in to the private amenity space [REDACTED]



The windows and balcony proposed would have direct line of site towards [REDACTED]



The windows of [REDACTED] include a kitchen and bedroom, which would be immediately visible from the new extension.

The habitable space of [REDACTED] includes a kitchen and bedroom. Each of these spaces will be directly overlooked from the rear windows and balcony area of the proposed development. This is wholly unacceptable in planning terms and is contrary to the principle concerns of policy CS16 High Quality Design of the Havant Borough Local Plan (Core Strategy), criteria 1 (e) “*The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of **privacy**, outlook, noise and **overlooking***”.

The inability to continue to enjoy the living space and garden area the latter of which includes a sitting area (figure 2), not only conflicts with policy requirements that seek to preserve residential amenity but also the Human Rights of the current occupants [REDACTED]

Figure 2 – Garden Seating Area



The above image shows how dominant the extension would appear from the private amenity space [REDACTED]. The extension with balcony area would render this space unusable.

The balcony does not only give rise to actual overlooking and loss of privacy but there will be the continued perception of being overlooked. It is pertinent to note that a balcony is likely to be used for high level activity, particularly at weekends and during fair weather. The development will introduce a dominant form of development at first floor level that will have a wide reaching negative impact on the residential amenities of adjoining properties. Particularly as it will introduce an un-neighbourly form of development within this otherwise tranquil residential environment.

The additional built form will also result in an unbalanced and dominant form of development to the side of the existing property. It's height, width and overall design cannot be considered subservient and will result in the enclosing [REDACTED] adding significant built form that will appear dominating and oppressive as well as harming the existing outlook of the site, see figure 3.

Figure 3 – Scale and Position of Extension



The extension would sit across the whole width of the garage and would dominate this section of Wallis Road. The extension would match the height and depth of the existing dwelling and could not therefore be accepted as a subservient addition.



The rear of the extension would sit just behind the detached garage [REDACTED]. The photo clearly shows just how close this large addition would be to the shared boundary [REDACTED]. This would ensure that the extension would be dominant, overbearing and un-neighbourly.



The scale, width, height and design of the extension is wholly unacceptable in planning terms and is contrary to the principle concerns of policy CS16 High Quality Design of the Havant Borough Local Plan (Core Strategy), criteria 1 (c) *“Uses the characteristics of the locality to help inform the design of the new development including **heights, massing,** existing building lines, plot widths, and depth, materials and proportions of windows and doors”*.

Having regard to the above information it is evident to see that the development is contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) and would clearly result in unacceptable harm to the residential amenities [REDACTED] and the character and appearance of Wallis Road.

The local planning authority is therefore respectfully requested to refuse this planning application.

Yours sincerely

Stephen Andrews B.A. Hons DipTP MRTPI
Director - Planning

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