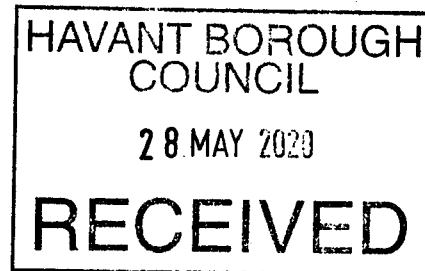




Local Planning Department,
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
Hants.
P09 2AX



22nd May, 2020

Dear Sir/Madam,

Re: APP/20/00399

Town and Country Planning Application for proposed development at 76 Southleigh Road, Havant, Hampshire. P09 2QL

I write with reference to the above planning application (APP/20/00399) made by Mr. Shaun Kneller on the 18th May, 2020, relating to 76 Southleigh Road, Havant. P09 2QL. This property being my immediate neighbour to the south. I strongly object to this proposed development on two fundamental grounds detailed in this letter; a) the right to light in my lounge; and b) the unsolicited proposal to change the very nature of our detached properties through the introduction of a Party Wall.

I am astounded and horrified that this application seeks to considerably reduce the levels of light into my home by erecting a wall which will cover 2/3rds of my lounge window and will be positioned less than 1.5 metres from my property. The Architect has the audacity to deduce that "*in his professional opinion this will not affect my home or my quality of life*".

I am further concerned that the existing building (excluding garage) is quoted as 112 sq. metres (including garage is 127 sq. metres) and the proposed increase of approximately 77 sq. metres will increase the floor plan of the property by approximately 60%. Surely, on a plot of this size that is both disproportionate and unrealistic.

1. In the Design, Access and Flood Risk Statement supporting the application the Architect has stated "*Our main priority is to create a suitable architectural solution which will complement the vernacular style of the existing bungalow and not reduce the amenities of the neighbours at 78 to the north of the*

application site". He also states "*the length of the side extension will be slightly longer than the demolished garage*".

I'm appalled that his referral to "slightly" is misleading and actually means approximately 1.5 metres. Hardly slightly.

How can building a brick wall which will totally obliterate 2/3rds of my lounge window be deemed as not reducing my amenities. This window has been in existence in its present position and in relationship to the neighbouring property since the houses were constructed in the 1950's. It has, therefore, provided unobstructed access to light in a main living room since that time (approximately 70 years). (See attachment A marked in red)

The proposed extension exterior wall will only be 1.5 metres away from this window and will extend well above the height of the window. This will, therefore, completely obliterate any light, seriously impacting on the amount of natural lighting levels in my **main daily living accommodation**. This is totally unacceptable and will severely compromise the enjoyment and comfort of my home and more importantly my personal well-being.

This is a south facing window and therefore, benefits from light and sunshine into my lounge throughout the day. Obscuring 2/3rds of it would necessitate electric lighting to be used to maintain any way near the same daytime levels of light I have previously been able to enjoy, especially during the winter months. (Attachment A marked in red).

The Architect states he has investigated the internal layout of my house using the previous owner's planning application and deduces that I have other windows and patio doors in an adjoining area. He thus concludes "*In his professional opinion the natural daylight to my home will not be affected*". Please note that this is the only window in my lounge and light from an adjacent room to the east should not be an excuse for blocking my main source of daylight. Surely the internal layout of my home, how I enjoy its facilities and my anxiety at losing my present levels of daylight should not be left to "his assumptions".

Applying the 45-degree rule (Council Residential Design Guidelines) it can be clearly demonstrated that the proposed extension will dramatically impact on my property. It should be noted that the existing garage structure conforms to this guideline. (Attachment B marked in red). Therefore, I object to this proposal to obstruct my window. Should the plans be amended to restrict the planned building to remain at that existing building line, leaving my window unobstructed and adhering to the 45-degree rule, there would be no cause for concern or objection on this point.

2. In the Design section the Architect states that the side extension will be constructed on a shared boundary. The existing garage currently sits on the applicant's property and there is currently a 15 – 20 cm gap between the two properties. I would require this to be maintained as an absolute minimum. He also states "*that as part of the construction process, we will need to weatherproof the single storey structure at number 78 since this is constructed*

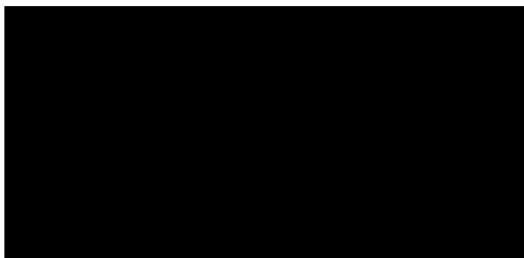
directly on the boundary line". This single storey structure is my woodstore and does not require any weatherproofing. He further states "*This matter can be finalised via the Party Wall Act 1996 in the future*". **As I am aware The Party Wall. Act 1996 section 55 states that if I, as an adjoining owner do not consent to a new party wall being constructed astride a boundary I have the right to refuse and the applicant must then build the wall wholly on their land. I therefore wish it noted that I refuse.**

3. The plans show that the existing fence which marks the boundary will be removed to accommodate the exterior wall of the proposed extension being built astride the boundary. I do not consent to this and wish the existing boundary fencing to be left in situ, with the development being built on the applicant's property only.
4. The close proximity of the building works to my property (less than 3 metres from the main building) give great cause for concern regarding excavation and footings and how it may impact on the integrity of my building. Indeed, with heavy clay subsoil I would insist on reassurance regarding the suitability of this proposed structure and relevant indemnity insurance on the part of the applicant for any structural damage that may occur to my property as a result of their works.
5. It appears from the plans that the side extension is projected at being nearly a metre above the existing and extending almost 1/3rd the length of my garden. This almost constitutes an additional dwelling on a single dwelling site and as such is an imposing development building unsuitable for a small residential plot. Again, the height of the building seems to be excessive especially being directly adjacent to the boundary line.

I did have an opportunity to speak with the Architect, Mr. Bernard Harding who was at the property in question on Friday 15th May, 2020. I expressed my concerns and anxieties about the near total obscuring of my lounge window and the height of the proposed extension. He was without doubt dismissive and it seems clear from the plans that have been submitted that he did not take my concerns into account.

I'm assuming that it is still practice for the Council to write to affected parties for comment or objection when applications are received. Therefore, can you please accept this letter as my response and register my objection to this application.

Thank you for your help and the consideration of my comments and objections.

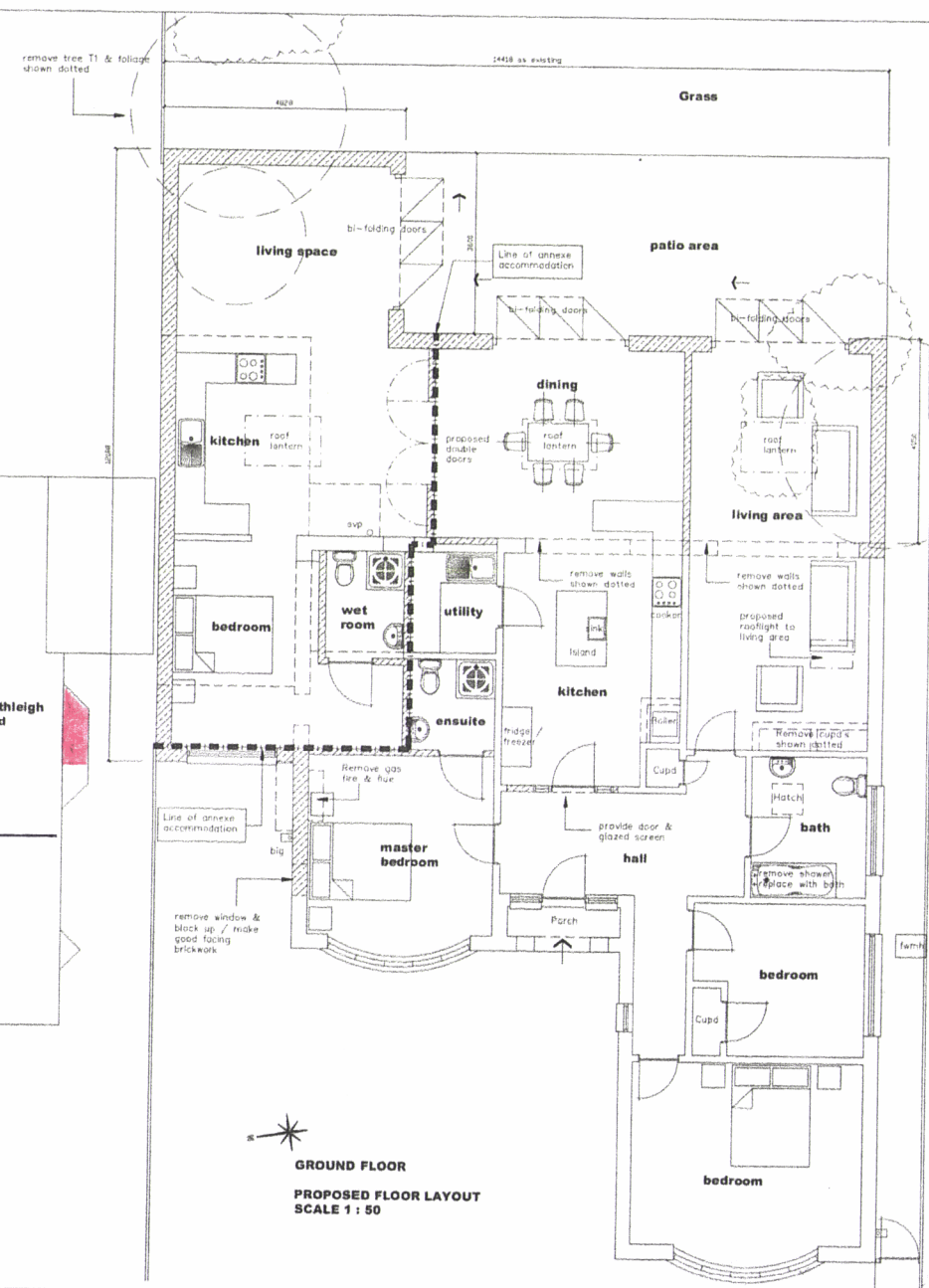


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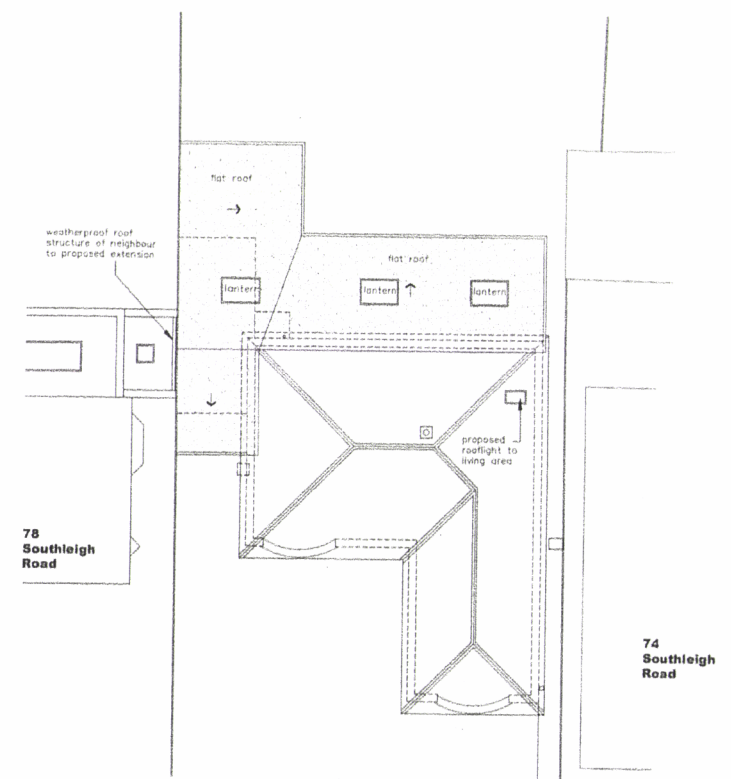
HAVANT BOROUGH COUNCIL
28 MAY 2020
RECEIVED

- KEY:
- Blockwork
 - External brickwork
 - Timber/metal framed stud walling
 - Mains Powered Extract Fan
 - Mains Powered Interconnecting smoke detectors
 - SVP Soil & vent pipe
 - SS Stub stack
 - RWP Rain water pipe
 - Spot levels

78 Southleigh Road



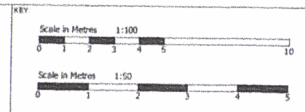
GROUND FLOOR
PROPOSED FLOOR LAYOUT
SCALE 1 : 50



ROOF LAYOUT
SCALE 1:100

NOTES:
The design and construction of this project shall be in accordance with the current Building Regulations & NBS/2 Standards. These rules & standards have been prepared solely for the purpose of Planning & Building Regulation approval.
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AMENDMENTS:



CLIENT NAME & ADDRESS
Mr G Krieger
104 Bedhampton Road
Havant
PO9 3EZ

PROJECT ADDRESS
78 Southleigh Road
Havant
PO9 2QL

DRAWING DETAILS			
PLANNING DRAWING			
Proposed Floor & Roof Layout			
PROJECT No	DWG No	REV No	
836	3		
SCALE	DRAWN	DATE	
1:50 @ A1	BWH	12/05/20	

 **BH ARCHITECTURE Ltd**
Heath Cottage
Newlands Lane
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Wootton Bassett
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PO7 5SQ
Tel: 0135 9223 2322
Mob: 0747 773 9608
E: email@bharch.co.uk

B

HAVANT BOROUGH COUNCIL
28 MAY 2020
RECEIVED

- KEY:
- Blockwork
 - External brickwork
 - Timber/metal framed stud walling
 - Mains Power, Extract Fan
 - Mains Power, Connecting smoke detectors
 - SVP Soil & vent pipe
 - SS Stub stack
 - RWP Rain water pipe
 - Spot levels

LOUNGE

1.8m timber fence

T1 Magnolia

Grass

Rhododendron
T2 Holly Tree

1.8m timber fence

Garage

Patio

WC

Utility

Kitchen

Bedroom

Hall

Bath

Bedroom

Bedroom

Living

1.5m timber fence

Drive / parking area

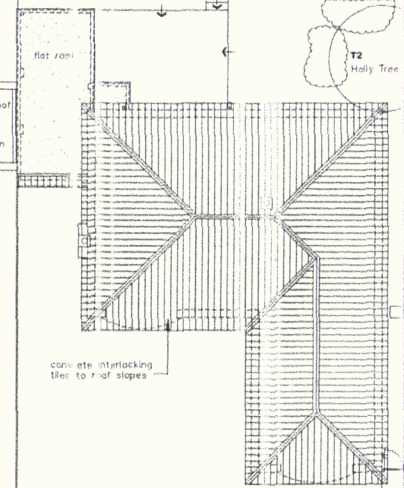
GROUND FLOOR
EXISTING FLOOR LAYOUT
SCALE 1 : 50

Rose
T1 Magnolia

Rhododendron
T2 Holly Tree

flat roof
lightern

78 Southleigh Road

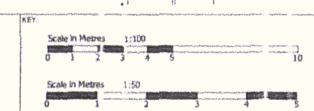


74 Southleigh Road

EXISTING ROOF LAYOUT
SCALE 1:100

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AMENDMENTS:



CLIENT NAME & ADDRESS
Mr S Knoller
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PROJECT ADDRESS
78 Southleigh Road
Havant
PO9 2OL

DRAWING DETAILS		
PLANNING DRAWING		
Existing Floor & Roof Layout		
PROJECT No	DWG No	REV No
936	1	
SCALE	DRAWN	DATE
1:50 @ A1	SWH	12/05/20

BH ARCHITECTURE Ltd
Heath Cottage
Newlands Lane
Duffield
Worcestershire
B97 5AQ
Tel: 0155 9225 2522
Mob: 07747 771808
E: mail@bharchitecture.co.uk

Please note that in the following photos I have used a large piece of cardboard paper on a pole to represent the height of the proposed party wall. From the architect's submission I have estimated the overall height to be 2.4m



My Lounge which will be severely affected by the loss of daylight through the south facing window.



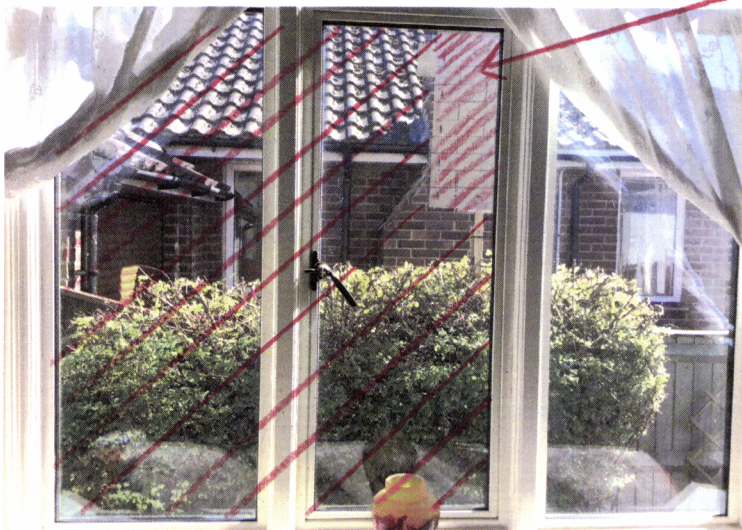
This is the view directly out of my Lounge Window.



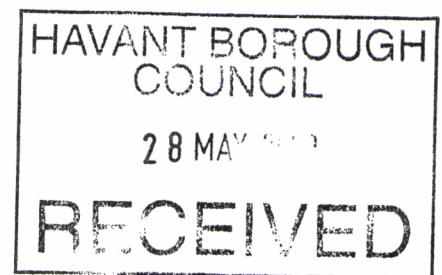
Another view out of my lounge window. Note the Garage at 76 Southleigh may seen on the left side of the photo.



BOARD DEMONSTRATES
AMOUNT WINDOW
WILL BE AFFECTED.



In this photo I have placed my sheet of cardboard on the fence line to simulate the end and height of the proposed wall. This completely blocks 2/3 the view and light out of my Lounge window.



The fence that currently divides our properties.



My existing view of the boundary showing the end of the existing garage and boundary fence.

BOARD TO
DEMONSTRATE
ADDITIONAL
LENGTH.

Using my cardboard cut-out as a guide I have tried to demonstrate the proposed end and height of the proposed extension. This will have a significant impact on my enjoyment of my small garden.



A side view of the existing garage from the rear of my property. Using the cardboard cut out to demonstrate the increased height of the proposed extension over the existing garage.

HAVANT BOROUGH
COUNCIL
28 MAY 2023
RECEIVED

BOARD