



27th June 2019

Mr J Shaw
Planning Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

Dear Sir

APP/19/00557: 37 Linda Grove, Cowplain, Hants. PO8 8UX.
Hip to gable first floor extension with new dormers. Single storey pitched roof extension.

We are writing to **object** to the above planning application. 37 Linda Grove 
 currently has one first floor window situated in a small dormer on the rear of the property. The clear glazed dormer window is sited at an oblique angle to our property and results in a degree of overlooking into both of our bedrooms located at the rear of our bungalow. Whilst the proposed extension and new larger dormer would provide a first floor bathroom (with an obscure glazed window) it also results in the new bedroom window being located further to the edge of the extended roof slope closer to our property. This would significantly increase the amount of overlooking we currently experience by providing a direct line of sight into our bedroom windows further eroding our privacy.

We were particularly surprised to receive this application as the applicants had approached us a couple of weeks before as they wanted to remove two trees which run along the boundary line of our properties. These trees provide us with some respite from the overlooking during the summer months when there is leaf cover. We informed them that we were very much against any removal and, as the roots were in our side of the boundary line, we would not agree to such removal but could not stop any pruning of branches which hung in their garden. We consider this a very un-neighbourly thing to do as they were planning on applying for this large extension which will clearly impose even more on our privacy.

Due to the unacceptable harm to our amenity caused through the lack of privacy, outlook and overlooking the proposal fails to comply with Policy CS16 (High Quality Design) of The Havant Core Strategy 2011.

In addition to the increased overlooking we would experience, the proposal would result in the overdevelopment of this modest bungalow. The assertive and overbearing flat roofed design would unbalance the appearance of the bungalow making it appear top heavy. The increase in mass and bulk would dominate the views from our property and we consider the proposal to be an un-neighbourly form of development.

In the Planning Statement it quotes that another property in the road has had a similar hip roof to full gable end extension. We enclose photographs showing the street scene and roof lines in Linda Grove (along with an aerial view) and there does not appear to be another property with such a large top heavy extension. Even so, every proposal should be determined on its own merits and any pattern of bad development should not be replicated.

Cont/...

If the planning officer is minded to approve the application we formally request that he visits our property to view the proposal from our bedroom windows in order to appreciate the full extent of the overlooking and to assess the impact of the proposal on our privacy and views.

We would also formally request:

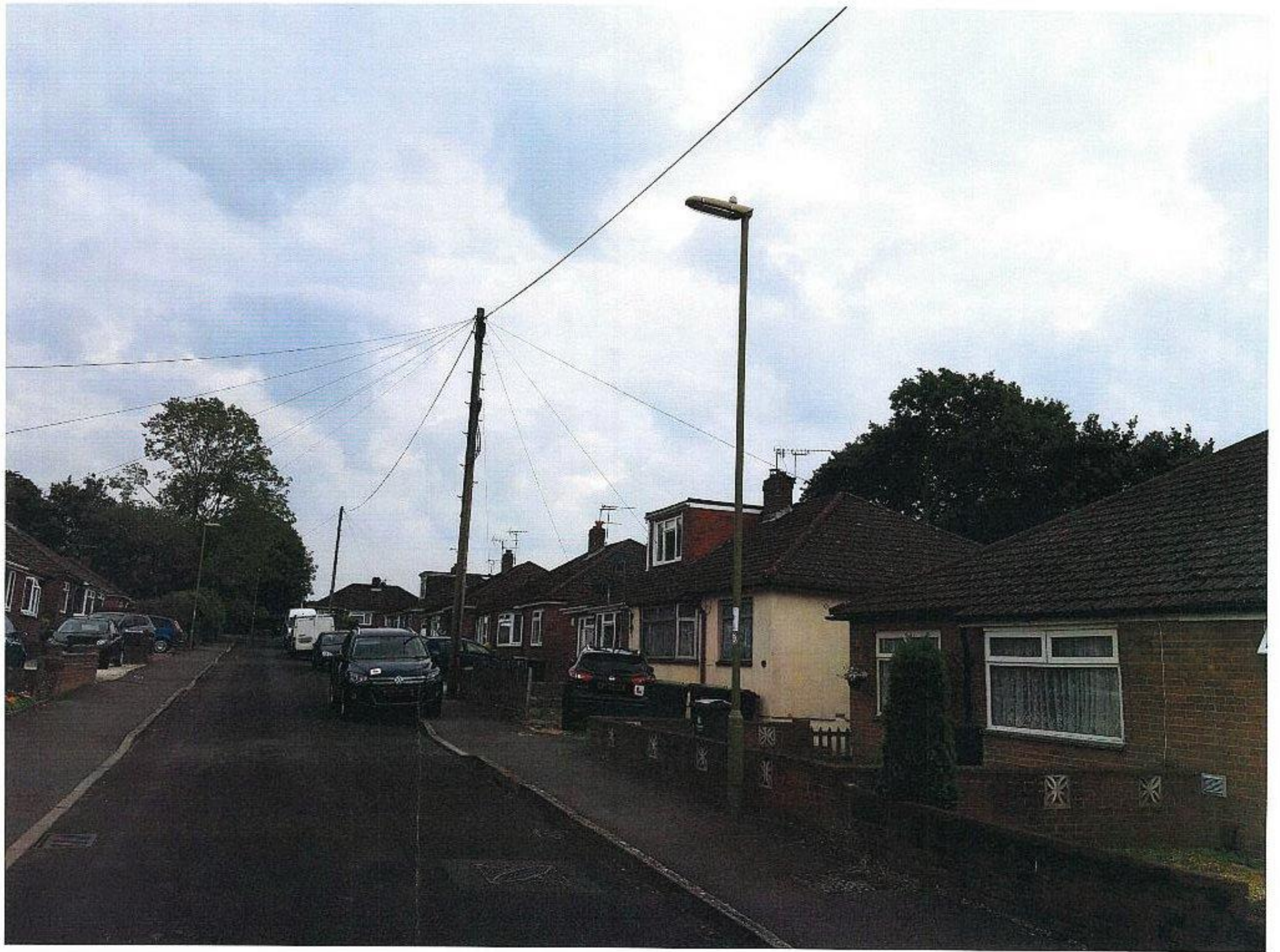
that the pruning of the trees at the rear boundary be kept to a minimum to protect our privacy at least during the summer months when there is leaf cover and that a condition is added to any permission to protect this; and

that the applicants replace the fencing panels that have been removed between our gardens to protect our privacy and any noise/debris from ongoing building/garden works.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.

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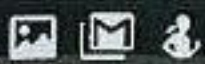
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