

Planning Department
Havant Borough Council
Civic Centre Road
HAVANT
Hants
PO9 2AX

20th May 2021

Dear Sir / Madam

**Proposed Extension And Roof Alterations
35 Charlesworth Drive, Waterloooville – APP/21/00179**

Regarding the Planning proposal, associated with 35 Charlesworth Drive, Waterloooville, PO7 6AX (APP/21/00179).

Further to our letter of objection on the 16th March 2021, we have viewed the revised application online and still remain vehemently objecting to the proposed extensions and alterations to the property.

In summary, our initial of objection letter had major concerns with the following,

1. The proposed alterations to 35 Charlesworth Drive do not adhere to the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.
2. The proposed alterations will have a direct impact on the outlook from my dwelling and other residents close by.
3. The extension and the proposed repurposing of existing rooms is just another way of dramatically increasing the number of bedrooms by stealth. The proposed designs make it possible to further rework the House into a 7 bedroom, 5 Bathroom/WC House.
4. The 0.5m increase in ridge height cannot be considered small.
5. A consistent planning approach with respect to r■■ planning application, APP/18/00666- 48 Charlesworth Drive in 2018
6. Loss of private views.

Point 1 – None of the alterations being proposed resolve the contradictions to the planning documentation. The minimal change to the front elevation by reducing the size of the store area by 1m does not ‘achieve a subservient appearance’. The ridge height remains increased by the same amount (0.5m), there remains two new dormers to the front of the house and there is still a significant additional protrusion at the front of the house. I also need to re-iterate the planning application APP/18/00666- 48 Charlesworth Drive,

“The works have a large mass and bulk which would be viewable and prominent within the streetscene having an unacceptable impact on the visual amenity of the area.”

“coupled with the design of the roof form and height is considered to appear dominant and obtrusive from Charlesworth Drive and Andrew Crescent.”

There has been minimal change to the proposed front elevation plans and therefore the above comments received from Havant Planning Department remain valid.

Please find included 3 sets of photographs and representations. Two of the attachments depict what the current situation is and a representation of the proposed alterations for 35 Charlesworth Drive. The representation of the proposed alterations is a best undertaking given such poor quality of the information that has been submitted by the applicant. The third photograph shows my rear extension. This was deemed acceptable by the Havant Planning Department after consultation and alterations to reduce the height and visual impact. The proposed alteration of 35 Charlesworth Drive cannot be considered subservient, clearly has a large mass and bulk that is viewable and prominent within the streetscene and has an unacceptable impact on the visual amenity of the area.

Point 2 – As per point 1 above there is a direct impact on the outlook from my house and whilst I note that the proposed revised plans for the rear of the house have been scaled back the impact to the neighbours is still considerable. Just because the impact has been reduced does not make it acceptable.

Point 3 – The revised plans still make it extremely easy to repurpose the house into a 7 bedroom and 5 bathroom/WC house.

- Alteration of the front store by 1m still allows repurposing into a 7 bed and 5 WC house
- Alteration of the rear ground floor size still allows repurposing into a 7 bed and 5 WC house
- Alteration of the ground floor room designations still allows repurposing into a 7 bed and 5 WC house
- Alteration of the upper floor size and change to dormer window positioning still allows repurposing into a 7 bed and 5 WC house

Point 4 – The ridge height of the revised plans remains raised by an excessive amount (0.5m), the dormers remain high and are at the same height of the new increased ridge height. As per point 1 I also need to re-iterate the planning application APP/18/00666- 48 Charlesworth Drive. [REDACTED] planning application was not allowed to have the ridge height of my extension higher than the ridge height of the existing front protrusion. Allowing a new increased ridge height and the proposed front and rear dormers would be completely contradictory to judgements that Havant Planning Department provided to our application.

Point 5 – As per points 1, 2 & 4 all I am requesting is a consistent planning approach. An approval of the revised plans for 35 Charlesworth Drive cannot be considered consistent.

Point 6 – I note that the supporting notes to the revised plans state the following,

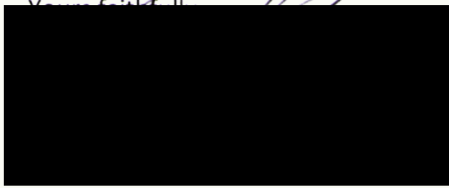
Additionally, we have agreed that the rear facing bedroom window for Bedroom 1 will be obscure glazed and non-opening below 1.7 metres

Neither of these solutions can be considered as permanent. The glazing can be retrospectively changed, and the frames can also be retrospectively changed at minimal cost and disturbance. The incentive of the solutions is appreciated but cannot be considered as a permanent and acceptable compromise.

The revised plans still do not achieve a sympathetic design in relation to other dwellings of a similar design. The neighbourhood is predominantly bungalows therefore to allow such a significant alteration is not in keeping with the character of the surrounding houses. The alteration will change a bungalow into a house which will have a completely different and unpleasant look.

Furthermore, the standard of the revised plans is so unprofessional and inadequate. There are no dimensions on any of the drawings and at best they can only be considered as sketches. I note that

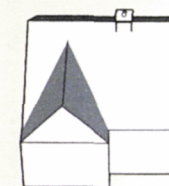
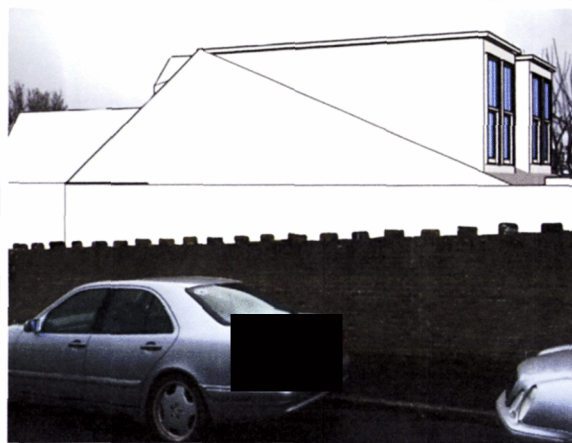
the drawings have an alleged scale, but a scale is only of any use if there is a reference to scale from. As neither the existing structure nor the proposed structure have any dimensions then the scale is pointless. I would challenge that it is not possible for the Havant Planning Department to approve this proposal because it is not possible to accurately determine what is being approved.



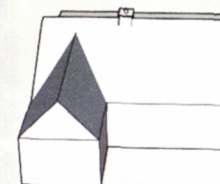
CC

Local councillor & MP.

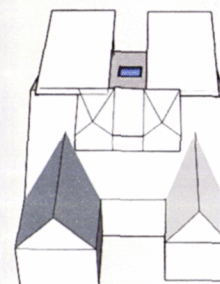
Front/Side of 35 Charlesworth Drive



Original Bungalow



Existing Extension
To double the size

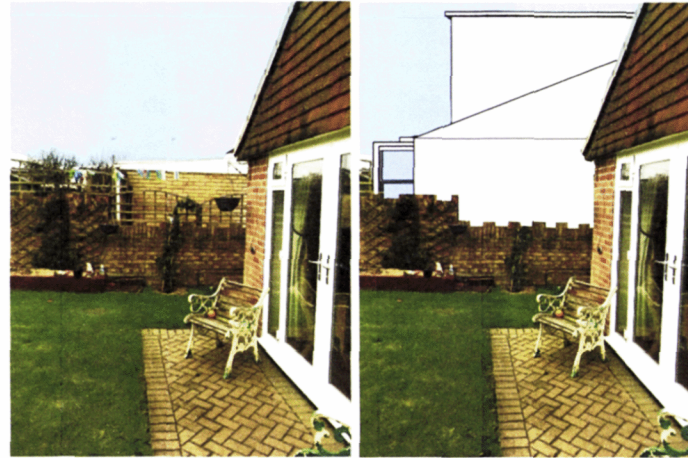


Proposed Extension
Making it 4x the size of the
original bungalow

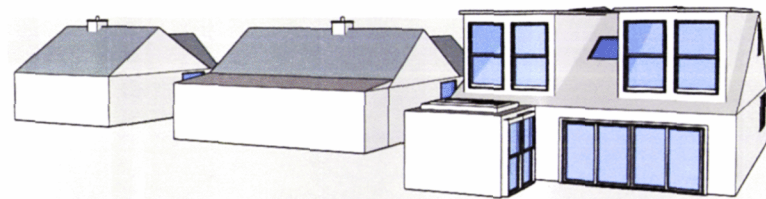
Back of 35 Charlesworth Drive



View from 33 Charleswoth Drive



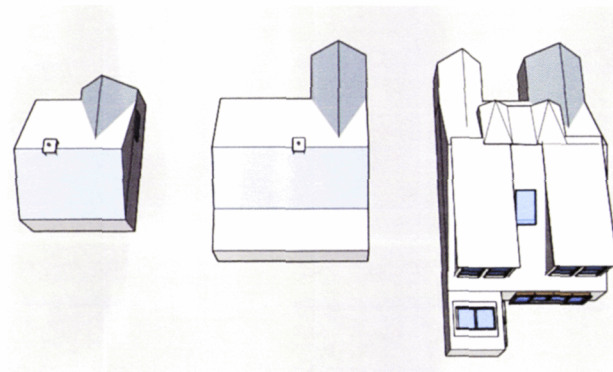
View from 33 Charleswoth Drive



Original Bungalow

Existing Extension
To double the size

Proposed Extension
Making it 4x the size of the
original bungalow



Original Bungalow

Existing Extension
To double the size

Proposed Extension
Making it 4x the size of the
original bungalow



Front, Side and Rear of 48 Charlesworth Drive

Note: After consultation with the Havant Planning Department, I had to reduce the ridge height of the extension and incorporate a hip roof to minimise visual impact. Please note that my initial application receiving no objections from any neighbours and it was only the Havant Planning Department that required alterations.