



61 Scratchface Lane
Bedhampton
Havant
PO9 3NQ



3 April 2018

Mrs E Chisnall
Planning Officer
Planning Services Department
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Mrs Chisnall

Application number: APP/18/00201
The Town and County Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Site Address: 2 Wigan Crescent, Havant PO9 3PP

Proposal: Single storey rear extension and two storey side extension, demolish and relocate existing garage to the rear.

Thank you for your letter dated 19 March 2018 informing me of the above application. Whilst I have no objections to the extensions proposed to the house, I wish to strongly object to the plans laid down for the new garage on grounds of design, appearance, visual impact and effect on outlook from my property. I would also seek clarification on the exact distance the proposed structure will be erected from my boundary fence, which lies immediately adjacent to the planned site of erection, and how rainwater will be removed from that site.

The single garage as proposed would appear to be out of scale with its intended purpose. I am most concerned that the length of the garage, at 6.2m (approx 20'), will almost totally obstruct the outlook from my house at ground level, and from the garden, along what has always been the pleasant backdrop of gardens of Wigan Crescent. The garage will also adversely affect the outlook from the rear of my property, be it from the conservatory or back bedroom.

I would also submit that apart from the change in materials used to rebuild the garage (the present one has a portion of wooden construction and flat roof throughout) the proposed pitched roof and all-brick construction suggests this is not merely a relocation of an existing building, it is a materially new and different one which requires further attention. I consider an overall height of 3.4m (11'2") to be excessive for a single garage with pitch roof and note that other single pitched roof garages elsewhere in Wigan Crescent (24 and 26 as examples) are significantly lower. Had the garage been sited *alongside* the house, such height would be absorbed by the house and therefore more acceptable, but this is not the

proposal: the garage will be a standalone structure in one garden and immediately adjacent to the end of another from which its full effect will be observed. Its visual impact will be wholly negative.

There is no indication on the submitted plans about the inclusion of gutters or provision for rainwater drainage management.

Nowhere in the current plans is the exact location of the garage from my boundary fence stated, although it looks to be located a small distance away. I would submit that this measurement should be stated and agreed before planning consent is granted as sufficient space should surely be allowed to facilitate future clearing, maintenance and replacement as required of the structure's gutters, roof, soffit boards and wall without recourse to reliance on access from my property.

I would suggest that no part of the garage be located less than 1m from the boundary fence and be no more than 3.050m (10') in height with pitched roof and preferably around 2.4m (say 8') with the substitution of a flat roof. A 1m barrier between the boundary between fence and garage would also facilitate future maintenance and replacement of the fence itself.

No mention is made, either, of the fate of the existing trees and plants immediately inside the fence adjoining my property where the new structure would stand. As these have not been maintained for some time I would hope they would be removed.

I await with interest the clarifications and alterations I seek and the subsequent outcome of the Council's decision on this matter.

Yours sincerely

A black rectangular box redacting the signature of A McCarthy.

A McCarthy (Ms)