

Comments for Planning Application APP/22/00937

Application Summary

Application Number: APP/22/00937

Address: 38 Sea Front, Hayling Island, PO11 9HL

Proposal: Single storey rear extension.

Case Officer: Denise Sheath

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our bungalow is situated directly to the north of No 38, as shown on the location plan.

We object to the above proposal for the following reasons:

>Right to Light

>Overlooking

>Nearness of No 38

>Resale Value

[REDACTED]

Right to Light

Our bungalow was constructed in 1983 and consequently, we have a right to light of some [REDACTED] years.

In the autumn and winter months, we only receive direct sunlight from around midday, when the sun emerges from behind the west end of the roof of No 38, until it reaches the tree in the SW corner of our garden, just before sunset.

If the proposed extension is built, we will receive no direct sun in our lounge, conservatory, dining room, bedroom or garden at all.

[REDACTED]

Overlooking

Two of our bedrooms, lounge, conservatory and patio area are already overlooked from the kitchen windows of No 38.

The addition of a high level roof window will further reduce our privacy.

Nearness of No 38

The location/block plan shows that No 38 is already very close to the boundary fence. [REDACTED]

In some places, the gap between No 38 and our fence, is less than 1 metre.

The NW corner of the proposed extension is shown on the plan, as being 1 metre from [REDACTED] fence.

Once fascias, guttering and down-pipes have been added, the gap will be reduced by around 150 mm, which is unacceptable.

Excavations for the proposed foundations may also compromise the stability of [REDACTED] fence post footings, causing instability.

Appearance

From our bedrooms, lounge, conservatory, patio and garden, we have a very close view of the north elevation of No 38, as shown on the plans.

The proposed extension would add a further 5 metres of rendered wall and 6 metres of roof tiles to our view, instead of the trees and sky that we presently have.

It will be an eyesore.

Resale value [REDACTED]

We have taken advice from a local estate agent, who advises that the proposed extension will have a negative effect on market value and more importantly, [REDACTED] less appealing to prospective buyers.

[REDACTED]

One of the main reasons for buying our [REDACTED] was the sunny, south-facing position.

The reduced hours of winter sun is presently bearable, because there is a gap between the

present roof of No 38 and our tree.

If the proposed extension is built, our bungalow will be completely overshadowed by No 38, for autumn and winter.



Contingency Plan

From a recent discussion with the owner, i understand that an alternative, less contentious extension plan has also been drawn up.

We may consider this under a separate application, but we will not support the current plan.