



By email

20 December 2020

Mr J Toole
Planning Services
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Mr Toole

**Planning Application APP/20/01124
110 Southleigh Road, Havant, PO9 2PS**

Thank you for your letter of 10 December 2020 inviting views on this application.

As you know this application follows an earlier application (APP/20/00774) permission for which was refused by the Council on 2 November 2020.

I wrote to you about that earlier application on 24 September 2020. That letter, which appears in the Havant Planning Portal, gives some context about the siting and proximity of my property to 110 Southleigh Road and I would ask that you read it in conjunction with this submission.

The Council rejected application 20/00774 for a number of reasons including

- its adverse impact on the visual amenity of the locality,
- that its height, mass, bulk, design and siting would result in an overbearing impact in relation to neighbouring properties, and
- that a loss of privacy to neighbouring residents would result.

Factors taken into account included

- the failure within its design to take account of local area characteristics including height, mass, plot widths and depth,

- that the proposed development would result in a structure much larger than the other properties in the area that would not be in keeping with its character, and
- that the proposed extension would not be subservient to its main building.

Unfortunately the revised proposals contained within application 20/01124, which still envisage a doubling, at least, in the size of the original building, do not appear to have addressed important failings within the original application.

It does appear that some attempt has been made to partially mitigate the detriment from APP 20/00774 to the homes situated within Spindle Warren, by removing some first floor windows (albeit replaced with roof lights) and slightly reducing the side extension roof ridge height. This impact reduction appears to be marginal, however, with an imposing structure still remaining in very close proximity to those homes.

No doubt affected Spindle Warren residents will be able to comment on this but there is a clear knock on impact from these changes that affects my own property.

The earlier proposal for a single storey large garage extension sitting squarely in front of my home incorporated a high pitched roof threatening to cast significant shadow over my house frontage and lounge area during the evening period. In my letter of 24 September 2020 I requested that the proposed steeply pitched roofline be dropped to considerably reduce the overall height of this garage structure.

Far from achieving this the revised plans considerably raise the roofline of this structure to accommodate first floor living space above the garage. This results from the mitigating changes noted above and will exacerbate the overshadowing of my property. The elevated garage wing will now dominate the western skyline viewed from my lounge and cast even greater shadow than would have the original proposal. Additionally, and dependent on their orientation and height within the first floor accommodation, the proposed three roof lights in this structure risk providing a clear line of sight into my lounge with a detrimental impact on privacy.

In consequence I have no choice but to object to the building proposals set out in APP20/01124. It is plain to me and to neighbours with whom I have discussed this application, that the 110 Southleigh Road site is simply too small and too close to other homes for a development of the size proposed. Some considerable scaling back would be needed for it to be appropriate. Without this it is obvious that each attempt to address one detrimental impact will simply throw up a new problem on another elevation.

Finally, and additionally, I would reiterate the comments within my 24 September letter regarding potential future change of use for 110 Southleigh Road and request that the Council takes these fully into account in its deliberations.

Yours sincerely

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