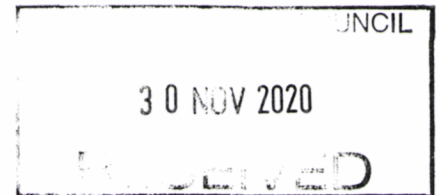


Planning objections

Proposed planning application APP/20/01027

Rosebud Cottage, Stakes hill Road, Waterloooville, PO75UB



Date: 27/11/2020

Dear Sir/Madam

We are objecting to the proposed building extension work on the above property which involves substantial re modelling and extension work to the property.

1 Proximity of proposed extension to our house

The proposed extension at the rear of the property will extend the rear of Rosebud Cottage property to be inline with our kitchen, this will see the the extension running parallel to a ground floor bedroom, our ground floor bathroom and part of our kitchen. This will incur issues with privacy, noise and effects on light and overlooking as this extension will be running within nine feet of our property.

2 Overshadowing/loss of light

The proposed extension at the rear of Rosebud Cottage will run some nine feet away from our ground floor bathroom windows and this will have a substantial impact on ambient light into our bathroom, making this room very dark throughout the day. Our bathroom has a glazed door into our hallway. Reduction and loss of light into the bathroom will have a knock on effect of less light into the ground floor hallway.

Our kitchen window will be approximately five feet, maybe less, from the proposed extension, again reducing light entering into this room throughout the day.

3 Loss of privacy, outlook and overlooking

Bedroom window

The design of the extruding bedroom window on the first floor of the proposed extension at the rear of Rosebud Cottage could offer views down onto our kitchen window and a skylight, raising concerns over loss of privacy to our property.

This proposed bedroom window will be within around twenty feet of our first floor bedroom window and we have serious concerns regarding privacy and noise pollution for both properties.

Ground floor rear doors

The design of the doors on the ground floor to the rear of the Rosebud Cottage rear extension proposal brings them very close to our bathroom window and kitchen window and will be the cause of loss of privacy as well as significant increase in raising noise levels and noise pollution.

Raising of roof to front of property

The proposed raising of the roof at the front of Rosebud Cottage and the replacement of the dormer window raises our concerns over the further increase in the size of the structure which is already overbearing, as well as potential for further loss of privacy as we spend a good deal of time using the front area of our property as an outside seating space in the spring and summer months

4 Detrimental Impact upon residential amenities

Due to a previous extension to the property, Rosebud Cottage already runs the length of our property from just with our gates, ending where our property begins. This extension runs its length within five feet of our garden boundary. If the further extension plan is successful it would allow Rosebud Cottage to expand past a ground floor bedroom, ground floor bathroom and part of our kitchen all within five to nine feet and would have a significant detrimental impact upon the amenity of our property.

5 Other - Extensive building work already carried out at the property and impact upon Loss of privacy and overlooking

The current owner of Rosebud Cottage has already carried out extensive re development work at the property in the rear garden. This has included the building of a very large 'summer house' running the width of the garden at the rear which we understand to be within planning regulations. At least two further structures are also under construction in the rear garden.

As the rear of the property is on an incline, this structure at the rear of the property is responsible for substantial light pollution into our garden and living room windows and is unavoidably visible from every part of our garden.

6 Previous planning application

Regarding the previous planning application. We would have objected to the first planning application when we were notified in April of this year. This was during the lockdown period due to Covid however and we had just suffered the loss of a close family member (my wife's father) in early spring. During April we lost my mother and we had to travel, under lockdown to Wales on three occasions to arrange and attend the funeral and deal with other matters. As a result we simply did not have the opportunity to object at that time.

Conclusion

We would finally like to request that our objections are taken into consideration when deciding the application.

At this point we would welcome, at your convenience any visit from a representative of the planning department to meet us at our property (perhaps during your site visit) to allow us to illustrate our objections at first hand.

Controlled hours of operation and construction vehicles

Should the council decide to approve the planning application please consider the following.

Hours of operation

Since August there has been significant building work going on at Rosebud Cottage as already highlighted. This building work starts at around eight in the morning and can go on late into the evening, eight or nine pm and even in winter we have had flood lights at the rear of the property well passed eight at night. This work is as also regularly carried out on Saturdays and Sundays.

We are rightly concerned that this would continue on a much greater scale should building extensions be allowed to the property itself.

Construction vehicles

Over the past four months there are construction vehicles regularly parked on the cycle path and pedestrian footpath running from Rosebud Cottage up to the boundary of our property. This is a danger as there are two schools, Crookhorn College, and Oaklands Catholic School in the immediate vicinity. School children on bicycles and walking often have their paths blocked. We have had the view blocked when driving out of our property by high sided vehicles parked and obstructing our view of the main road and traffic.

