



21 July 2021

To Whom it may concern,

I am writing this letter to appeal against the refusal of planning permission following my application for Two Storey Front Extension with 2No. Side Dormers (APP/21/00513). Whilst I respect the decision of the council; I also feel that it was heavily mislead by untruthful comments made by neighbours, biased and consistent comments from a clique of neighbours (some of which it would have been impossible for them to make the comments they have) – cohorting as friends against the decision, and the fact that other properties within the same area have done the same thing and been granted permission. I guess I should introduce the fact that I am new to the area (the new kid on the block is never going to get all the support they need- plus people hate change), having only moved in, in February, and that we had purchased the house following talking to the previous owner on the understanding that we wouldn't have any issues (how wrong were we). For that purpose I submit the following evidence:

1. I wrote a letter and posted it to neighbours at 1, 2A, 2, 3, 5, 6, 8 and 9 (I omitted 8, as there were builders on site doing renovations). In the letter I directly answered all of the queries submitted in the application and offered all the opportunity to reply and some compromises. A copy of the letter and my responses to the concerns is in Appendix 1. Please refer to the letter as it addresses directly a number of the concerns.
2. Following submitting the letter, the neighbours directly opposite at number 5 came and saw me. They told me they had submitted the comment on Wed 26 May 2021. They also apologised and said they had no objection to it at all and the husband  said that his wife simply thought she had to respond with something and misunderstood that she could ignore if she didn't object. Furthermore, they highlighted to me that a) they weren't surprised with neighbours complaining as it was typical of people in the road, and that they are all very clique so he wasn't surprised in the consistency of comments made. Furthermore, it was suggested that there would have been objections no matter of the size of the development. They told me they welcomed the development.
3. I have also attached a letter from the neighbour at number 9, who kindly replied to my letter; where as you will see she was very positive about the development.
4. I have not had a single reply or any attempt from any of the other neighbours to discuss my letter, the responses or even the compromises I offered.

With respect to the objections I have the following evidence:

1. Appendix 3. Other developments in the area with similar (but notably larger) than ours

2. Appendix 4: The current look of the front of property and where the development would be
3. Appendix 5. Privacy and light
4. Appendix 6. Other concerns

General comments:

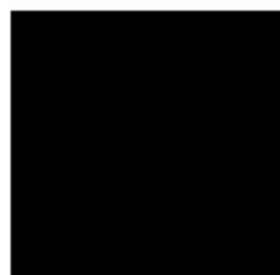
- 1) All side windows if any are going to be opaque, thus having no effect on privacy.
- 2) The dormas themselves are set back slightly and do not go to the front of the property thus; we do not feel they are over bearing; in fact they are smaller than larger designs in other properties in the area.
- 3) Our property is currently set back, and thus the intentions to bring it level; thus we do not feel it affects aesthetics, in fact it will improve it – currently ours looks out of place
- 4) We have not changed the height of the property in fact we intentionally asked them to keep it the same
- 5) As shown in the diagrams and pictures, we feel that due to the design and layout of properties number 2 and 6, that the effect of light on the side of their properties is little to none. Furthermore, during the period of times that their properties benefit from light (namely midday) that the front extension would have absolutely no impact or detriment on that at all.
- 6) As also show in the diagrams, the current privacy is very poor given my front drive overlooks both properties. Thus the extension and dormas (providing we use opaque glass) actually improve everyone's privacy.
- 7) We also hope that the council are somewhat pragmatic in any development plan that, there will always be some neighbours that will complain and as clearly shown in the evidence and comments lie and mislead the council for reasons I simply cannot understand.
- 8) I must highlight, that our current flat roof is leaking, we have a tile off down the side, and there is such a lack of storage space in the property that we are currently suing one of the rooms for this. Thus I really hope these are factored in to any final decisions, as all would be rectified as part of renovation – again reluctant to waste too much money on doing some of this now if we are permitted the planning.

Thank you for taking the time to read all this and consider our appeal.

Kind regards



Appendix 1: Letter sent to residents by Dr. Rob Turner



08 July 2021

To Whom it may concern,

as you may be aware, we recently submitted a planning application to extend the front of our property to be aligned with properties number 2 and number 6 in Privett Road. The plans, objections and comments can be found at following web site: https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_250802

During the purchase of our property we were also lead to believe by the previous owner that he had for some time intended to do this and it would not be an issue. However, our planning application has now been **rejected** and the purpose of this letter is to try and understand what compromises we could make with you prior to paying more money with the architect to make the changes and to re-submit the planning applications.

Thus firstly in the interest of transparency, I have listed all the objections received below from everyone; with responses from me in red:

(Objects)

Comment submitted date: Wed 09 Jun 2021

We strongly object to the proposed plan.

1. The garage will totally block all of our natural daylight into our kitchen, from our large side window.



I'm sorry but this is incorrect, the window itself is for one relatively small (I for one would not define it a large), and overlooks part of my drive and faces the back of my porch. There is at least a two meter gap between the two buildings and to suggest that it would "totally block out all our natural daylight" is nothing more than an exaggeration of the truth. It would at best marginally limit some of the natural light coming through the window (but only in the morning; given its location on the east side).

Also some of the boundary fence between the two properties appears to have been removed (properties 2 and 6 both have a boundary fence alongside their entire properties on west side), alongside number 4, and thus the expanse is actually larger than it should be according to deeds of the property; thus there is already a gain in "natural light". The land registry diagram to left shows this and the actual boundary marked in red.

2. Also ref the garage, the plans show a garage window which would look directly into the aforementioned kitchen window, a loss to privacy as well as our daylight. Again, this isn't true, the garage window was intended to be opaque glass. However, I would be happy to compromise and remove that window if required. But I do not see the issue with an opaque window. Does this clarification help?

3. From side elevation ground floor plan, there would be a proposed second window looking directly into our garden, once again a loss to privacy, and a general feeling of being completely swamped by our neighbouring property. This is an untruthful statement (see diagram above); in fact a complete fabrication. The elevation is at the front of the

building, not the back, so how on earth could it be overlooking the garden, this is a misleading statement. Secondly the window would be opaque as it would lead to a bathroom.

4. Side elevation first floor, dormer windows also overlooking directly on to our property. Windows were going to be opaque to avoid any intrusion of privacy.

This proposal we feel would also devalue our property in the event of future sale. A private garden and kitchen that would be no more, and the loss of natural daylight a major blow. Instead we'd open our kitchen blind on to a big brick wall with a window having views in to our kitchen! It doesn't affect privacy of garden, having a well kept house next door will surely increase the chances of selling. Given the owners have already failed to sell their house in current state. There will be no views in the kitchen, the window will be opaque, secondly I can stand in my drive and currently look into the kitchen, so in fact it will increase privacy, not decrease it. Plus it is concerning that the occupants in number 2, can currently overlook us, so I too would appreciate an increase in privacy.

The proposed plan, if agreed, would also take away a very large portion of the driveway and force more cars on to the road to park. Having spoken to architects and looked at the consistency of this statement between all the objections, it is fairly obvious people have been talking – so to address the group point as a whole: my drive is currently not and will never be an NSP parking lot of the neighbourhood. I am the only person in my family who can drive and my partner has no intention to learn. Secondly my daughter is off to Veterinary school for the next 5 years and also cannot drive, so the property itself only has one car consistently parked – making the current space way too big. However, even with the reduction the space itself would be consistent with size to number 2, and have a garage; thus space for 3 cars. I am extremely confused as to why numbers two and 6 can have a certain size parking area, and there is so much objection to me replicating it. I honestly feel that this statement is nothing more than vindictive.

(Objects)

Comment submitted date: Thu 10 Jun 2021

We object to the proposed Design/Plans on the following grounds.

1. Severe reduction of Daylight in to our Living Room due in the main to the proposed roof design and proximity of the walls. If we were to reduce the size of the side dormas, and set them back, would the occupier find this acceptable? As it is very clear, we as a house hold are already swamped by the vast size of the property at number 6 which as they stated during one conversation; had expanded themselves in the past; so I would hope they would understand with a family the need for space.

2. Even more severe reduction of Daylight into our Porch and Hall for the same reason as 1 above. See response to comment 1 – would they find it acceptable if we were to reduce the size of the dormas?

3. Major change in Outlook as we would be looking out at a rendered wall and what ever the Dormer(s) are clad in. See response to 1. The idea is to have a modern clean looking house with white/grey walls, and grey cladding.

4 Despite question 8 of the Application Documents being answered as no change to existing car parking arrangements; there will be by the sitting/size of the proposed extension an approximate 50% reduction in space. This could have a knock on effect of more cars parking on the road, which is already heavily used in that manner, particularly during school hours, evenings and at weekends. See my previous comment on parking

(Objects)

Comment submitted date: Sun 30 May 2021

Current plans encroach significantly on privacy of all surrounding properties and cause an incoherent change in character to Privett Road. There is no change to privacy whatsoever, in fact as previously highlighted it will improve privacy for property number 2. All side windows would be opaque and the elevation of the building would not change from its current height and forward facing windows.

The overlooking balcony is intrusive in the extreme. The balcony would not change the view that we currently have from our bedroom. However, we would be prepared to loose the balcony if it would improve relations and limit objections. The dorma windows create views directly into others' private spaces and gardens. See previous comment – it does not overlook anyone else's gardens, you have been mislead into believing this; the dormas are at front of building and the glass is opaque. The removal of parking space will increase in road congestion. See previous comment on parking

(Objects)

Comment submitted date: Wed 26 May 2021

I do see the need to have a balcony to the front of the house, there is no view to look at. We actually have a fantastic view and from our bedroom window can see all the way to Butser hill. This was one of the biggest reasons we wanted

the house. Despite now having severe regrets based on tone of responses from neighbours and no attempt to discuss with me.

It would odd in the street, they can look out into other peoples front gardens/ driveways, front facing rooms in the houses opposite, with the proposed balcony. I can honestly see all of this from both my bedroom and bathroom window, nothing would change, however, I would compromise and remove if it would improve relations. Having well kept and desirable property in a road helps increase values of adjoining and surrounding properties thus, the improvements to my house would subsequently also be favourable to yours.

The plan is ok apart from the balcony, if they they wont use it then why have it. Thank you, I appreciate that positive comment

Thus in summary:

- 1) The extension itself was to bring the property in line with the two properties either side, so I strongly disagree that it doesn't fit in with the current lay out
- 2) Secondly the reduction of parking is consistent with the two properties either side of number 4, and would still be sufficient for three cars. Given there is only one qualified driver living on the property this has no impact at all to parking. The property is not a designated car park, and thus only one car is ever parked there.
- 3) With respect to the view, we have fantastic views all the way to Petersfield from our bedroom window, so again I strongly disagree with point that there is no view.
- 4) With respect to the dormas, the purpose was to have frosted glass, thus no impact on privacy. Secondly the dormas will not look over gardens, thus that is an incorrect comment and there is no lack of privacy there.
- 5) The garage window would be frosted – however, happy to remove – but there is no loss of privacy, as none of the side windows if installed would be clear.
- 6) The balcony would not change the view that we currently have from our bedroom window
- 7) What evidence is there that the build will affect the sale of the property next door, in fact they have struggled to sell the house without the extension being there? Having a modern well kept house next door would surely help them sell the property.

Therefore, would it be favorable if we were to reduce size of side dormas (to increase natural light to side properties), remove balcony and replace with clear glass window, ensure that all side windows are frosted?

Kind regards



Appendix 2: Response from neighbour at number 9 Privett Road

Francesca Ware (fran.ware@icloud.com) To: you [Details](#)

Dear Dr Turner,

Thank you for letter we received in the week , even though from our prospective their really was no need to run anything by us regarding the development of your property . This we mean from a positive perspective .As any developments or improvements to properties near or far in Privett Road is a welcomed one in our opinion. We were unaware of your application altogether , so firstly we would like to make clear that we have not raised any objections to your planning .

We have lived at our address for 18 years. The polite way of putting this, is that we are not surprised to hear of the challenges you are faced by certain neighbours . We dealt with many issues ourselves , when first moving to Privett Road . This is unwelcoming, and we hope this doesn't reflect on us all.

My husband is a builder and has been for the last 35 years . Bobs opinion that your proposal to in-line properties makes sense , and to stand strong on your original plan . In relation to your balcony , we agree with your statement that you gain no more view then you already have . Your eye line level is approximately 4 metres above ridge to number 5 . We commend you in your willingness to comprise but we will not be shocked if this goes unnoticed. We think the objections are nonsense and wish you the best of luck with your appeal .

(If not already look into permitted development , as this helped us)

Lastly we noticed 'Dr' , and just want to say thank you for your efforts and continued efforts during the pandemic .

Good luck !

Kind Regards

Bob & Fran Ware

Appendix 3: Other developments in the area

This property at 26 Park road (planning application: APP/16/00425 - 2016), was how we based our design; however, our dormers were set back further than this and not as long. Furthermore the windows on the side of our would be opaque. We feel that this development is far larger and more intrusive than ours, yet has been granted planning and gone ahead.



Appendix 4: Lay out and look of road



The design of the alteration, was to bring property number 4 in line with properties 2a, 2 and 6. I do not feel this would affect the external look, in fact it would bring consistency to the four properties in that short block.

As you can see from picture below, property number 6 is massive and dwarfs everything around it; however, that said, my property is currently recessed and we believe it would enhance the aesthetics and not look out of place at all by bringing it forward and utilizing the wasted space out front of property.



West facing – circle indicating where extension would be



View looking directly at property



East facing – red circle indicating where extension would be

Appendix 5: Privacy and light.



View of number 6 from my drive. Due to the overhang of the side extension that number 6 had added to their property, the porch which can be seen only gets direct sunlight very early in morning when the sun is in the East and just rising and from the rear of the property around lunchtime. Thus the overhang itself (which is an

extension) is never affected by my property. We offered the neighbours a compromise; however, they failed to respond. In terms of privacy, they obviously overlook our front garden from their porch; that wouldn't be possible if we were permitted our extension. Thus we believe the impact on light would be negligible. In fact as we are having light painted walls, they would potentially benefit from refracted light. Also note. We would only have opaque windows at the side so; absolutely no change to privacy, Only an improvement. We also spoke to this neighbour prior to the application, who pointed out that they had had vast amounts of work extending their property over the years (I couldn't find evidence of that having looked back to 1993); although it is clear from the brickwork at the front; and that they liked the idea; even when I had described it in detail.



With respect to number 2; it would appear submitted the same response twice. However, in the picture is the "large" window they reference – I'm sorry but that is an exaggeration to mislead the truth. This window overlooks my front drive, so for one having the extension would improve their privacy as I can currently look straight into it. Secondly, the window only benefits from a small amount of light before 8:30 am; when the sun rises in the east (albeit it that it is mostly blocked by the bush in my garden), after which is in the shadow of my property (as shown in picture). However, the occupants of number 2 have mislead the council into believing it would "totally block out all our natural daylight". In that, both their property and my property get an exceptional amount of light towards midday down the alley on their side of the property and mine; and the extension (as it is at the front) would not block out the light in any way. Thus any impact on light would be minimal.

With reference to the layout, the occupants of Number 2; have mislead the council. To begin with any windows at the side of the property would be opaque, thus having no impact on privacy.



Secondly the occupants of number 2 have mislead the council into believing we over look their garden; now with reference to the diagram to the right and the shaded area, it is very clear that comments from number 2 and another resident in the clique, are incorrect and the extension is at the front of the property and no way overlooks the garden to the rear.



As previously highlighted, from midday onwards, light shines straight down the alley from the rear of the property, bathing the window in light. The front extension would have no impact on that whatsoever.

Appendix 6. Other concerns.



At the side of my property and in accordance with the land registry I purchased by back February, there should be an uninterrupted fence running in a straight line from the front of my property to the rear; however, the fence which is highlighted blue on the left has been removed and the occupants have placed temporary sheds on my property (as shown in picture below – green lids). Furthermore, right below the window (opaque one in my living room) they have placed their waste bins, which means we cannot even open that window on a hot day due to the smell coming through there.

I appreciate this has little to do with planning; however, we believe this has strongly influenced their objection because:

- A) They would need to remove this all off our property for scaffolding.
- B) It is highlighting that they have attempted a land grab
- C) If the fences were there as they should be and as I want them after this development the whole issue of privacy is a mute point regardless of my window choice as the fence will obstruct.

Can the council advice on who I need to speak to about resolving this issue with the land? The boundary is clear and the neighbours clearly show little respect for this. I have passed the message on to them and they have ignored so trying to work out best route to deal with it. We originally didn't notice this due to the over grown bushes at front of the property and we didn't engage in a dispute as they were trying to sell their property and didn't want to affect that.



Below is a view from a velux window in our property at the rear, as you can see we have a tile which has come loose. I have no way of getting to the safely to repair without going on my neighbours property; however, I could if they hadn't placed their bins where they had and the temporary sheds.





This is currently our front room; we simply haven't got any space at all for storage, so the garage really was an essential item we need to store this as a family of four; given the property has no loft space