



Martin Norris & Debra Norris

27a Queens Road

Waterlooville

Hampshire

P07 7SB

3rd December 2017

Your Ref: APP/17/01158

FAO: Mrs B Crawford

Planning Services

Havant Borough Council

Public Service plaza

Civic Centre Road

Havant

Hampshire

P09 2AX

Dear Sir/Madam,

The Town and Country Planning Act 1990 (as amended)

Town and Country Planning 9Development Management Procedure) (England) Order 2015

Site Address: 27B Queens Road, Waterlooville, P07 7SB

Proposal: First floor rear extension (including Juliette balconies), supported with brickwork piers

Thank you for your letter dated 17th November 2017 in regards the above proposed development.

Further to our telephone conversation with Mrs B Crawford on 27th November 2017 we wish to submit our concerns and objection to the proposed rear extension for the following reasons:

- 1. Effect on daylight, privacy and outlook – specifically a privacy issue with 27b overlooking the garden of 27A, and a loss of outlook**

Please see enclosed pictures that show the rear elevation of our property, number 27a, looking towards our neighbours' property at 27b.

The first picture (01) shows the current rear elevation of our property, as per initial design and at purchase; you will note that our rear garden is not overlooked from 27b.

Picture two (02) shows the rear garden of 27b looking west toward our property at 27a, you will notice the buildings are staggered and the level of privacy we currently enjoy. This point is further demonstrated in picture three (03) being a site plan showing 27a and 27b. On this drawing we have added in red the proposed first floor extension, showing specifically the large Juliette balcony as proposed and have indicated the potential line of sight from that window across our rear garden.

It should also be noted that the site for properties 27, 27a & 27b is on a slope, with 27b being approximately 1 – 1.5m higher than our property. This will increase the level of intrusion and significantly affect our privacy as the proposed extension will look above the reduced height of our garage – see picture two (02)

When we purchased our property, a key factor in our decision was that we would enjoy a good measure of privacy, and from our patio and lawn we enjoyed uninterrupted views across the rear of the property. The proposed development will spoil that view and the situation of our property.

Currently the small window on the rear south elevation serves a bathroom – it has obscured glazing. Under the proposed plan this wall will be extended some 3.5m and treble full height clear glazed windows and Juliette balcony will be installed.

2. Design, appearance and layout – specifically the change in layout on the first floor to move the bathroom from the rear to the front of 27b

As per the last point mentioned in Point 1 above. The view from the current bathroom window is obscured, by size, glazing type, design and location – being set back on the existing rear elevation. The proposed extension and Juliette balcony to the rear will permit uninterrupted views across our rear garden, due to the size of the new window planned, installation of clear glazing and the position of the window relative to our property and its position.

The proposal for this type of window size, position and glazing type is of great concern for us.

Can you please acknowledge receipt of this correspondence and keep us informed regarding the Planning Application.

Should you wish to clarify any points please do not hesitate to contact us

Yours faithfully



Martin Norris



Debra Norris



HAVANT BOROUGH
COUNCIL

05 DEC 2017

RECEIVED



Picture Two: (02)
Rear garden of 27B looking towards 27A, showing flank wall
of 27A Quillers Road.

HAVANT BOROUGH
COUNCIL

05 DEC 2017

RECEIVED



Picture One: (01)
Rear Elevation 27A Queens Rd

Picture Three (03)

Site Plan Showing Floor Plans for
27A Queens Road & 27B Queens Road
(Ground Floor) with proposed
1st Floor extension shown in red line

HAVANT BOROUGH
COUNCIL
05 DEC 2017
RECEIVED

