

Miss S Donophy
Case Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: 210334.02/PH
Your ref: APP/21/00328
29th April 2021

Dear Miss Donophy

RE: TWO STOREY & SINGLE STOREY REAR EXTENSION TO INCLUDE FIRST FLOOR BALCONY, CLADDING TO FIRST FLOOR ELEVATIONS (REVISED APPLICATION) FIELDSE, ST. PETERS ROAD, HAYLING ISLAND PO11 0RT – FORMAL OBJECTION LETTER

I refer to your Site Notice dated 15th April 2021 and in accordance with written instructions received from our client [REDACTED]

[REDACTED] **“FORMALLY OBJECT”** to the above proposed development.

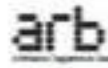
Following our review of the application documentation we wish to submit our clients objections which can be fairly stated as follows:

Location and Site Plan

1. The drawings are incorrectly drawn in that the side southern elevation of Fieldside steps forward in a westerly direction by approximately 400-500mm beyond the line of the western elevation of [REDACTED] this incorrectly noted on the proposed floor plan or the site plan.



Regulated by RICS



2. The application paperwork makes no reference to the demolition of the existing dining room extension. Indeed it is not clear from the Application Documentation where exactly the new extension will be constructed, or whether it be the same footprint as the existing. This needs to be clearly identified and overall measurements provided to enable a reasoned appraisal to be made by all of the adjoining owners.
3. There are no detailed measurement provided upon the site or proposed floor plan to clearly indicate the overall projection, depth or height of the extension, the absence of dimensions which indicate the overall footprint makes an appraisal of the proposal to be very difficult if not impossible to fully assess.

These omissions on the drawings have an adverse impact upon [REDACTED] it effects the outlook from and light available to the windows of the existing dining room accommodation.

4. The southern boundary fence is owned by [REDACTED] clearly the proposed extension is approximately 4.0m from this, the proposed two storey extension will extend some 3.0m above the height of the fence and the extension will be overbearing and significantly and adversely impact upon [REDACTED]
5. The proposed southern elevation to the two storey extension is located in relatively close proximity to the north-western accommodation of [REDACTED] being only approximately 4-5m from the southern boundary fence line. It is clear that the habitable rooms and privacy of the rear garden to [REDACTED] will be adversely impacted and affected by the reduction in northern natural light along this boundary line due to the height, bulk and overall mass of the proposed extension.
6. The proposed extension incorporates two high level rectangular (narrow) windows on the southern external wall, one to the kitchen / family room area and a second window to Bedroom 2 (note there are two bedroom 4's shown on the drawing PG5094.20.02 rev E, but no Bedroom 1 indicated). It is submitted that these windows will impact upon the privacy and peaceful enjoyment of the existing dining room accommodation and rear garden areas to [REDACTED]

These windows are not essential for the habitable use of the proposed accommodation within the extension and therefore may readily be removed. Failing the Planning Officers Agreement to their removal then the glazing must be obscured with no opening lights incorporated in the frames, also a minimum finished floor to cill height of not less than 2.0m internally should be conditioned.

7. A further and equally important factor is the orientation of the two properties, the front elevations have an easterly aspect which means the sun will rise and travel from the front eastern gable to the property through to the rear western gable and garden areas. The proposed increase in height of the extension above the fence height will result in a significant increase in the shadowing line, consequentially [REDACTED] will lose natural day and sunlight from not only the living accommodation within the dwelling but also the rear garden / amenity space.
8. We feel it prudent to noted that there are no existing ground or proposed levels provided or indeed sufficient measurements indicating the overall building plan size but more importantly the exact height of the proposed extension, the extension roof meets the existing roof at approximately mid-point, this is not clear?
9. Both the ground floor kitchen / family areas incorporate full width folding / sliding fully glazed doors. Whilst at ground level this is acceptable, this clearly is not the case for the Bedroom 2 accommodation at first floor level.

These doors and the associated proposed glazed balcony will result in a direct line of sight and overloading across the rear garden to [REDACTED]. The provision of the balustrading fixed to the external face of the external wall will inevitably encourage leaning over again further adversely impacting upon the peaceful enjoyment and privacy of [REDACTED]'s rear garden.

For this reason we respectfully request following the balustrading should be set back 500mm i.e. the depth of the external wall to reduce the adverse overlooking impact of the balcony in addition 30% or (1/3rd) of the return southern end wall / glazing of the balcony's reveal be increased in width or alternatively a fixed pane of glazing with obscured glass provided to minimise the overlooking impact directly adjacent to the southern boundary.

The above proposals can be readily incorporated into the design which in effect will set the doors and balcony back in line into Bedroom 2.

10. A further consideration is that as the proposed development is set within a rural area, consequently noise disturbance will need to be carefully controlled and limited to 09:00-16:00 hours Monday to Friday with no weekend working. In addition wherever possible mechanical machinery should be avoided to minimise disturbance to wildlife and adjoining areas.

It is submitted that in consideration of the above criteria the proposed Planning Application should be rejected due to the unacceptable, significant and detrimental effects that the proposal will have upon the occupation and quiet enjoyment of our clients property,

[REDACTED]

We look forward to formal confirmation of receipt of this letter and your further advice as to the acceptance or otherwise of these reasons for our clients objections to the proposed development.

Yours sincerely
For and on behalf of McAndrew Martin

[REDACTED]

WIC McAndrew BSc FRICS ICIOB
Managing Director

[REDACTED]