

Mr G Speller
Planning Development
Havant Borough Council
Public Service Plaza
Havant
PO9 2AX

27 April 2022

Dear Mr Speller

**Re: Planning Application APP/22/00237 – 5 Willow Close
OBJECTION**

Thank you for your letter of 5 April, notifying us of this application. We wish to be clear that we do not oppose the principle of our neighbour's development but we have significant concerns regarding the proposed design, which will have a severely adverse effect on our privacy and our ability to enjoy the amenity value of our own property.

General design

The proposed development is not only larger in area than the current extension but the roofline is some 1.5m higher than the main roof of the existing structure and reaches above the level of the first floor window sills. It therefore represents a considerable increase in bulk and massing. As this roofline rises from an eave 2.5m above ground level and only 0.85m from our boundary, the design appears over-bearing and out of scale with its surroundings.

The application form states that the roof will be "concrete pantiles to match" the existing materials. However, the property was re-roofed in 2021, with the exception of the garage, so it is not clear whether it is intended to match the original grey/brown concrete tiles on the garage roof or the new, terracotta tiles on the house roof. The first floor of the property is hung with red tiles, so whichever option is chosen there will be a mismatch at either the junction of the new roofing with the house or with the garage.

Privacy and overlooking

We have very great concerns regarding the impact of the proposed development on our privacy and, equally, the unwanted views we will be presented with of the applicant's daily activities. Planning policy recognises that residents can expect to enjoy greater privacy and protection from overlooking in the rear of their properties than in the front and the proposal threatens this.

Both properties are raised significantly above the general ground level, with the result that the standard 2m fence now on the boundary between the properties is already barely sufficient to maintain mutual privacy. The proposed development will raise further both the floor level and window/door height of the extension. The new extension provides habitable rooms that face east and will look almost directly towards the rear of our property, which faces

west. The rear of our property features habitable rooms – living room, kitchen-diner and conservatory. The distance between our respective kitchen-diners will be little more than 20m.

Our property has a raised terrace and the proposed development also includes a raised terrace. Both terraces are immediately adjacent to the rear of each house, a location that planning policy acknowledges as particularly sensitive to privacy issues. A person of only 5'4" standing on one terrace will have a clear view of a person of similar height on the other terrace from a distance, at its closest, of only 15m. The southern edge of the raised terrace will be only 1m from the boundary fence and will give clear views across our garden and into our habitable rooms.

The floor level in the new extension will be some 30cm higher than at present and the raised terrace will be between 33cm (next to the extension) and 48cm (at the nearest point to our terrace) above the current levels. Thus the effectiveness of the current fence will be reduced to that of a fence only 1.7m–1.5m high, with a consequent total lack of mutual privacy. A person of average height standing in the proposed extension will have a direct view into our habitable rooms and vice versa. There will also be an unacceptable degree of overlooking from our first floor habitable rooms to the proposed extension, which we very much do not wish to have. Taken together, this falls well below the standard of privacy and freedom from overlooking that is appropriate to this locality.

Rainwater drainage

Rainwater from the roof of the existing extension and the garage is currently routed across the rear of the southern wall of the extension and then northwards to discharge in the applicant's garden. The proposal shows rainwater from the roof of the new extension and most of the garage roof being directed to a vertical downpipe on the south-east corner of the garage. The proposed south elevation shows this downpipe going to ground level (into a soakaway?) whereas the proposed east elevation shows it terminating approximately 25cm above the ground. This discrepancy should be clarified. In either case, the pipe would be discharging onto our property with a significant risk of flooding to this area of our garden. This is an unlawful private nuisance and is unacceptable.

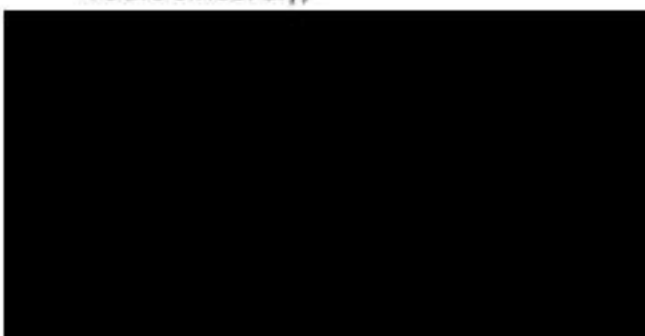
Land ownership

Further to the above, we note that the block plan submitted with the application, being subject to the general boundaries rule, does not correctly reflect the land ownership along the southern side of the garage and existing extension. The southern wall of the existing extension, which is to be demolished, is a party wall and appropriate notification is therefore required.

Conclusion

We reiterate that we have no wish to prevent the applicant from building a suitable extension to the rear of her property but ask that our concerns about the proposed design are acted upon.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.