

[REDACTED]

Planning Application APP/22/00633 – 6 Erica Way, Waterloo
OBJECTION

Dear Ms Donophy,

My property in Erica Close backs on to Erica Way and the applicant property in particular. I have studied this application and related plans in great detail and with great care and wish to register my very strong objection to it.

Summary objection points :

1. Contravenes local HBC, HCC and national policies providing for future housing needs of retired people and those living with mobility or disability issues
2. Unsuitable design and adverse negative impact on the visual amenity of the surrounding area
3. Unacceptable gross overlooking, invasion of privacy and loss of light of numerous neighbouring properties in both Erica Way and Erica Close
4. Inaccurate plans

Point 1

All of the bungalows in this area were designed and built specifically to accommodate the needs of retirees, the elderly and those with mobility and disability issues. The proposal flies in the face of those principles, ignores general social care concepts and is contrary to both national housing policies and HBC's own Local Plan Core Strategy and associated SPDs. The latter document includes forecasts from Hampshire County Council Long Term Projections data indicating a continuing increase in the ageing population in this area and highlights the need to make provision for housing to meet the needs of that population. It also notes a reduction in average household size and an increase in the number of one-person households :

Extracts from HBC's "Housing SPD" :

1.12 The ageing population will in particular require consideration. The need for transitional forms of housing will need to be considered for those individuals in society who may wish to downsize from their larger property but may not feel ready to move into retirement flats or rest homes, as life expectancy rates increase and people wish to lead active lifestyles for longer.

1.21 Overall . . . the greatest demand is for smaller households.

[REDACTED]

As regards the demographics specific to Hart Plain Ward the same document states :

- *Active elderly people living in pleasant retirement locations (10%)*
- *Elderly people reliant on state support (5%)*

Point 2

The applicant and his agent have clearly paid no consideration at all to basic planning or design principles.

The proposed conversion is completely inappropriate for the size of the original building and goes against the original design of properties on this estate. These bungalows were all built in close proximity to one another, precluding any extension work other than at ground level. The proposed conversion would look quite out of place with the other properties in Erica Way, would greatly detract from the visual amenity and aesthetic appearance of these properties and would result in a building that is top-heavy and out of proportion.

HBC's "Borough Design Guide SPD" notes :

What is Good Design and why is it important to Havant Borough?

1.01 Urban design is the interaction of buildings, the space between them and people. Well designed places are well used and well loved, are attractive and have their own distinct identity, feel safe and comfortable. Well designed places attract people and investment and create social, economic and environmental benefits that we all gain from.

Point 3

The whole area is a sloping site with the bungalows in Erica Way being higher than those in Erica Close. Any conversion/extension of the current roof space would cause loss of light and facilitate direct overlooking of neighbouring properties in both Erica Way and Erica Close and a completely unacceptable level of intrusion into the privacy of those residents.

These bungalows were built with the daily living areas to the rear; in my own case the rear garden, kitchen, living room and one of three bedrooms. The height of the proposed construction is the same again as that of the existing chimney stack and the proposed conversion would ruin this charming bungalow by changing it into a towering house with first floor rooms overlooking [REDACTED] entire daily living areas and more than half of my property.

[REDACTED]

The proposed rear window overlooking their back garden will have a direct view not only onto my [REDACTED] but also [REDACTED]

[REDACTED] The plans show that the base of this window would be level with the top of the chimney stack.



The first floor rooms are noted as being bedrooms – potentially only occupied at night. However bedrooms can and are used at any time of the day and they can be used for other purposes.

As you will see from the photographs below, the existing roof to the rear and one side of 6 Erica Way is fully visible not only from all of the rooms to the rear of the house but also from the front hall and inside some of the

This proposed conversion, with even more oversight of my property and a significant loss of light, would have a devastatingly detrimental impact on the quality of my daily life rendering it akin to living in a goldfish bowl.

In order to protect my privacy I would have no alternative other than to permanently have blinds/curtains drawn, live with virtually no natural daylight, incur unnecessarily increased energy bills from having to have lighting on during the day and unable to open windows and doors to ensure fresh air flow through the property.

I find the thought of such an enforced and unwarranted change to my lifestyle to be unbearable and dread to think what the impact would be on my mental health and general wellbeing.

Point 4

The plan includes an area described as a garage but the space cannot be used for that purpose; the previous doorway has been removed and replaced with breeze blocks. See two street views below :

April 2012



April 2022



[REDACTED]

Approving this application would prove a dangerous precedent and open the door to similar applications being made; not only would this completely alter the outlook and ambience of this area, it would substantially reduce the availability of suitable properties for those with disability or mobility issues as well as elderly residents, wishing to downsize and release larger accommodation for younger and larger families

I urge you in the strongest possible terms to decline this proposal and prohibit any alterations to the plans or resubmission at a later date.

Yours sincerely,

[REDACTED]