

Black, Katie

From: [REDACTED]
Sent: 28 November 2022 21:32
To: Havant Planning and Development Mailbox New; joseph.toole@hants.gov.uk
Subject: APP/22/00941 - 110 Southleigh Road - Objection

Importance: High

Categories: Purple category

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Evening Joseph

Thankyou for your letter dated 2nd November 2022 regarding the proposed extension of 110 Southleigh Road. [REDACTED]
[REDACTED]

Previous Refusal

In the decision notice on the 2nd of December 2020 the application was declined on the grounds that:

“the design and appearance of the proposal is deemed inappropriate in context to the main building and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality. In accordance with guidance in the NPPF permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. 2 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to the neighbouring properties of 5 and 6 Spindle Warren. In addition the proposed windows would result in unacceptable overlooking and loss of privacy to neighbouring residents. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011,

Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework”

The new proposal raises new concerns:

1, I fail to see how the new application has been altered to improve on the original application, in fact it appears that the height of the eaves has been raised, to a higher height than the application for APP/20/00774 which was refused.

2, This would result in an increase in the height, mass and bulk of the design causing an overbearing impact on [REDACTED] and [REDACTED] this was one of the reasons for refusal in December 2020. We consider this to be an over development of the site. All property's in the area are 3 to 4 bedroom properties and the scale is not in keeping with the surrounding developments. The proposed development would be twice the size of the surrounding buildings. Havant Borough Design Guide SPD states generally extensions should not be bigger than the main building and therefore should appear smaller in mass and height. It is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. I fail to see how the plans have met this requirement.

3, Windows have been added to the East side of the design again which would result in loss of privacy [REDACTED]

[REDACTED] A note has been put on to say that these windows can be glazed to reduce vision but still feel this is not acceptable as people open windows and can see directly into [REDACTED]

[REDACTED] At present all surrounding houses do not have direct view [REDACTED] This would have a significant impact [REDACTED] At present the property has one window [REDACTED]

4, Furthermore, due to its orientation the proposed development would result in the loss of light [REDACTED] The pure scale of the property and the high level roof line would mean [REDACTED]

[REDACTED]

5.

[REDACTED]

If you require any additional information or photos to support our concerns we would be happy to send them through.

Kind regards

[REDACTED]