



19 Well Copse Close, Horndean, Waterlooville, Hants, PO8 0HB

FAO: Mrs T. Pickup
Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

21st November 2022

Dear Mrs Pickup

**Re: Application APP/22/00820 – First floor extension over existing garage:
13 Wallis Road, Waterlooville, Hants, PO7 7RX**

I write on behalf of [REDACTED] who wish to raise an **objection** to the above amended proposal. The reasons for this objection are detailed below:

The development seeks approval (amendment to originally submitted application) for a first floor side extension over the existing garage and ground floor study and utility area measuring 8.5m in width.

The main issues of concern regarding the development are:

- 1) The proximity of the extension to the boundary [REDACTED] and the resultant harm created through overbearing effect that will seriously impede the loss of outlook;
- 2) The inclusion of large first floor window that will allow for loss of privacy and direct overlooking of the dwelling and private amenity space [REDACTED] and
- 3) The scale, height, width, design and materials of the extension which will dominate the existing dwelling and appear incongruous within the street scene.

The first floor extension is sited approximately 1.5m off the shared boundary with large bathroom window that directly overlooks the private amenity space [REDACTED] and into the bedroom and kitchen windows of the dwelling. This impact is increased by the fact that 13 Wallis Road is positioned on land higher [REDACTED] and the fact that there is a clear and direct line of site between the proposal and [REDACTED]. This relationship would mean that there would no longer be any privacy afforded [REDACTED] (see figure 1 photos below).

Whilst it is noted that this proposed window serves a bathroom and could be obscurely glazed, due to its large size and ability for the window to be opened this provides little protection to this neighbour. As well as the actual ability for overlooking and loss of privacy there will also be the continued perception of being overlooked.

Figure 1 – Photos illustrating overlooking and loss of privacy.



Photo showing the position of the proposed extension. The extension would be seen above the garage of [REDACTED] with large window that would look straight in to the private amenity space of [REDACTED]



The window proposed would have direct line of site towards [REDACTED]



The windows of [REDACTED] include a kitchen and bedroom, which would be immediately visible from the new extension.

The habitable space [REDACTED] includes a kitchen and bedroom. Each of these spaces will be directly overlooked from the first floor rear window of the proposed development. This is wholly unacceptable in planning terms and is contrary to the principle concerns of policy CS16 High Quality Design of the Havant Borough Local Plan (Core Strategy), criteria 1 (e) “*The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking”.*

The inability to continue to enjoy the living space and garden area the latter of which includes a sitting area (figure 2), not only conflicts with policy requirements that seek to preserve residential amenity but also the Human Rights of the current occupants [REDACTED]
[REDACTED]

Figure 2 – Garden Seating Area



The above image shows how dominant the extension would appear from the private amenity space [REDACTED]. The extension would render this space unusable.

The window does not only give rise to actual overlooking and loss of privacy but there will be the continued perception of being overlooked. The development will introduce a dominant form of development at first floor level that will have a wide reaching negative impact on the residential amenities of adjoining properties. Particularly as it will introduce an un-neighbourly form of development within this otherwise tranquil residential environment.

The additional built form will also result in an unbalanced and dominant form of development to the side of the existing property. It's height, width and overall design cannot be considered subservient as it almost doubles the size of the host dwelling. The proposal will result in the enclosing [REDACTED] adding significant built form that will appear dominating and oppressive as well as significantly impeding the existing outlook of the site, see figures 3 and 4.

Although the roof is set lower down than the main ridge height and includes a hip it still extends 8.5m across the whole width of the garage and ground floor office and utility area and will dominate this space. It cannot therefore be considered to be subservient. In addition the proposed use of dark timber cladding will create a oppressive and incongruous addition that is not only out of keeping with the dwelling but alien within the street scene as a whole. The proposal therefore remains unacceptable on neighbour amenity and character grounds, contrary to development plan policy.

Figure 3 – Scale and Position of Extension



The extension would sit across the whole width of the garage and would dominate this section of Wallis Road. Although the extension would be set slightly lower than the main ridge height of the dwelling, with a hipped roof it still could not be accepted as a subservient addition.



The rear of the extension would sit just behind the detached garage [REDACTED]. The photo clearly shows just how close this large addition would be to the shared boundary with [REDACTED]. This would ensure that the extension would be dominant, overbearing and un-neighbourly.

Figure 4 – Loss of Outlook



The extension would extend 8.5m across the width of the site doubling the two storey size of the existing dwelling of 13 Wallis Road. The resultant mass of the extension would clearly appear extremely oppressive and would significantly impede the outlook of 15 Wallis Road and the perception of being overlooked.

Summary

The scale, width, height and design of the extension is wholly unacceptable in planning terms and is contrary to the principle concerns of policy CS16 High Quality Design of the Havant Borough Local Plan (Core Strategy), criteria 1 (c) “*Uses the characteristics of the locality to help inform the design of the new development including **heights**, **massing**, existing building lines, plot widths, and depth, **materials** and proportions of windows and doors*”.



Having regard to the above information it is evident to see that the development is contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) and would clearly result in unacceptable harm to the residential amenity [REDACTED] and the character and appearance of Wallis Road.

The local planning authority is therefore respectfully requested to refuse this planning application.

Yours sincerely

Stephen Andrews B.A. Hons DipTP MRTPI
Director - Planning

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