

HAVANT BOROUGH
COUNCIL

28 OCT 2016

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Mr S & Mrs A Hockley
17 Frogmore Lane
Lovedean
Waterlooville
Hampshire PO8 9QN

Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant PO9 2AX
F.A.O. Mrs E Chisnall, Planning Officer

28th October 2016

Dear Mrs Chisnall

Re: Planning Application Reference APP/16/01037
Site Address: 19A Frogmore Lane PO8 9QN
Proposal: Single Storey side extension and additional window to 1st floor elevation

I refer to your letter dated 12th October regarding the above mentioned planning application to add an extension and window to the open side of the property. As the immediate neighbour to the site of the proposed development we are of the view that the proposed development will have a significant impact on our outlook, privacy and standard of living. Our specific objections are as follows:

- We refer to the Havant Borough Council Borough Design Guide Supplementary Planning Document (HBC Borough Design Guide SPD)

1. Detrimental impact upon residential amenities

HBC Borough Design Guide SPD

Havant Borough Core Strategy 2.02 Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. *Responds to, draws inspiration from and respects local context and:*
 - e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

HBC Borough Design Guide SPD

5. Specific Guidance on Residential Developments

5.3 Extensions and Additions to Existing Residential Properties

5.38 It is important that gaps are retained between buildings. This helps form the pattern of development in an area, which in turn influences local character. Therefore, side extensions which have a negative effect on the gap between buildings should be resisted.

5.40 Again it is important to retain the gaps between buildings and a single storey extension should be in keeping with the local pattern of development, looking to immediate neighbours first. Single storey extensions should therefore be at least 1 metre from the boundary with adjacent properties.

We believe that the proposed extension is in direct contravention of the HBC Borough Design Guide. The proposed extension, by reason of its size and siting would represent an un-neighbourly form of development, that would have an adverse impact on the amenity of our neighbouring property, particularly by reason of the overbearing effect and intrusive bearing on our outlook. Furthermore, the HBC Borough Design Guide SPD states that side extensions which have a negative effect on the gap between buildings should be resisted. We believe the effect this extension would have on both properties would be negative.

It also states that, should the application for a single storey side extension be permitted, the gap between buildings should be limited to one metre. The proposed extension wall would be just 600 mm from our boundary, but if the overhanging soffit and guttering is included (no vertical or horizontal dimensions have been provided by applicant) the gap could be 300 mm or less and the height of the guttering would be approximate 500mm above our fence. In any case, the downpipe from the extension's guttering will reduce the gap to less than 500 mm which severely restricts access to the rear of the property, particularly for the HBC wheelie rubbish and recycling bins which measure 575 mm across. All other adjacent and nearby properties enjoy unrestricted access to the rear of their property.

2. Need to avoid cramming

HBC Borough Design Guide SPD

4.2 Understanding the Site and Context

4.48 The following Table 4.1 identifies four key elements of built form that helps to define local patterns of development:

1. Layout and form

Plot width: This is the typical plot and building width that addresses the main street. The width of the plot and width of the proposed building should be similar to that prevailing in the local area, looking to immediate neighbours first.

Street build up: This looks at the amount of the street that is built up. The gaps between buildings, or the lack of gaps between buildings plays an important part in forming the character of an area. The gaps can provide us with views to the countryside or landscape to the rear of properties. New development should follow the established pattern of properties on the street.

We believe that the proposed extension is in direct contravention of the HBC Borough Design Guide SPD. The majority of properties along this side of Frogmore Lane are characterised by moderate sized plots with wide spacing in between. The proposed extension does not respect street pattern and would spoil the fabric of the street and amount to 'cramming' in a low-density area.

- We refer to the Havant Borough Council, Grant of Planning Permission letter, reference 03/68926/000 dated 7th April 2004, for 19 Frogmore Lane demolition of existing dwelling and erection of a pair of semi detached 3 bed properties.

The permission was subject to compliance with:

- (i) *The plans and other documents submitted with the application, as supplemented by amended plans received on 15 March 2004 and:*
- (ii) *The following conditions*

Conditions:

3. *Notwithstanding the provisions of any Town and Country Planning Permitted Development Order. No additional windows / doors or other openings shall be constructed within the North and South elevation without the prior written approval of the Local Planning Authority.*

Reason: To protect the amenities of the neighbouring properties.

4. *Notwithstanding the provisions of Town and Country Planning Permitted Development Order. No extension, building or structure permitted by Part 1, Classes A & E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.*

Reason: To protect the amenities of the neighbouring properties.

Permission was subject to compliance with the final Parnell Design Partnership llp drawing, reference 17435-01 dated Feb 2004, for this development. The drawing shows an increase from, the originally proposed, one metre to a 2.5 metre gap between our properties. We believe this complies with the current HBC Borough Design Guide SPD 4.2 Understanding the Site and Context, see '2. Need to avoid cramming' above, and is still relevant today.

This drawing also states that the existing 'Shrub & Vegetation' (hedge) should be retained. Unfortunately, due to an administrative error this further considerable protection to our privacy (see enclosed copy of ariel photograph) was removed by the builder on their 1st day on site. We trusted the original HBC Planning Office conditions that no windows or extension be added (to the open side of 19A Frogmore Lane) would ensure protection for our amenity. We believe the reasons are as compelling today as they were then. We also believe that we have already suffered excessive loss of privacy from the original development and request that HBC now protect us from further intrusion by rejecting this application.

Should you regrettably decide not to adhere to the HBC Borough Design Guide SPD and uphold the original HBC Planning Office conditions and permit this application, we would request that HBC enforce controlled hours of operation and ensure that consideration is given to how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours.

Finally, we would formally request that you take all our above objections into consideration and that you inform us of the outcome when you make your decision.

Yours faithfully

A large black rectangular redaction box covering the signature area of the letter.

Steve Hockley

Angela Hockley



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