



By email

24 September 2020

Mr J Toole
Planning Services
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Mr Toole

**Planning Application APP/20/00774
110 Southleigh Road, Havant, PO9 2PS**

Thank you for your letter of 16 September 2020 inviting views relating to this application.



Both properties are situated along a private driveway within a quiet residential setting. The properties stand in close proximity. The front elevation of my home faces towards number 110.

Currently, the structure within the number 110 site closest to my home is a single storey, flat roofed, garage. The main two storey elevation of number 110, which includes first floor windows facing my property, is a significant distance further away from my home.

Essentially, the proposed development will bring a two storey building much closer to my home, significantly overlooking my lounge area.

The proposed single storey large garage extension (which includes a high pitched roof) will also sit squarely in front of my home and is likely to cast significant shadow over my house frontage during the evening period.

Whilst I have no problem in principle with appropriate and considerate development of number 110, I do have significant concerns over the proposed development. Absent

adjustments to take account of these concerns the Council should regard this letter as raising objection to the proposed development. My concerns are as follows.

1. The proposed east elevation provides for three first storey windows. The most southerly of these would provide a clear line of sight into my lounge with a detrimental impact on privacy.
2. The proposed steeply pitched garage roofline makes that part of the development much higher and more substantial than would seem to be strictly necessary for a space ostensibly created to house two domestic vehicles. It will dominate the western skyline viewed from my lounge and cast unnecessary shadow.

In consequence I request that the following adjustments to the proposed development be made as part of any approval granted:-

- a. that the most southerly first floor east facing window be removed from the proposal or obscured. I note that unfettered light would still be provided for the first floor ante-room at the proposed south east corner through its proposed south facing window and, possibly, through a proposed skylight;
- b. that the proposed pitched garage roof be replaced with a flat, or significantly shallower pitched, roof designed to considerably reduce the overall height of this structure.

I have one more observation of a more general nature. As mentioned above, number 110 Southleigh Road is sited within a quiet, exclusively residential, area. The proposed development is very substantial providing, it seems, for at least seven bedrooms within the much enlarged property. Whilst I fully accept that family size may be driving the desire for greater accommodation space, I would not wish the proposed development to pressage a change of use for commercial purposes. This would seriously diminish the quiet residential nature of the immediate vicinity, not least by increasing traffic and parking problems (which are already evident at times along the single file private shared driveway).

I would ask, therefore, that the Council seeks clear enforceable undertakings from the owner of number 110, as a condition of any planning approval, to ensure that no change of use occurs now or in the future.

