

Miss S Donophy
Case Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: 191/P/634.02/PH
Your ref: APP/19/00932
4th December 2019

Dear Miss Donophy

**RE: 42 ST JOHNS AVENUE, WATERLOOVILLE, HAMPSHIRE – DEMOLITION
OF EXISTING GARAGE; CONSTRUCTION OF SINGLE STOREY SIDE AND
REAR EXTENSION – FORMAL OBJECTION – REVISED DRAWINGS REV ‘A’**

I refer to your letter dated 28th November 2019 and in accordance with written instructions received from our client [REDACTED] write to **“FORMALLY OBJECT”** to the revised proposals for the development.

Following our review of the revised proposals we wish to re-submit our clients revised objections which can be stated as follows:

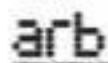
1. The revised drawings / elevations indicate a reduced length to the extension and the Southern wall moved inwards by approx. 300mm from the previous proposal.
2. It is evident that the existing site slopes from south to north with a drop in ground levels between No. 44 and No. 42 of approximately 500mm. The eaves to the existing roof of No. 42 being approximately 500mm above that of No. 44.

The proposed elevation drawings do not indicate this significant variation in ground levels but implies that the two sites are in fact level with one another, this will impact the outlook from No. 44.

This is clearly not the case resulting in an over bearing, extensive and dominant structure.



Regulated by RICS



3. This boundary fence is owned by No. 44, clearly the proposal will undermine the dwarf wall and fence, there will be a requirement for a retaining wall of some sort at this boundary junction, this is not shown.
4. It is intended that the proposed new extension will extend for virtually the entire length of the rear garden of No. 42, this effectively only seeks to enclose the garden and exacerbate the length bulk and dominance of the proposal.
5. A further and equally important factor is the orientation of the two properties, the front elevations have an easterly aspect which means the sun will rise and travel from the front eastern gable to the property through to the rear western gable and garden areas. The proposed increase in height of the extension above the fence height will result in a significant increase in the shadowing line, consequentially No. 44 will lose natural day and sunlight from not only the living accommodation within the dwelling but also the rear garden / amenity space.
6. From a rough scaling of the Plans it is evident that the extension will be approximately 500 – 700mm above the height of the existing 1800mm fence resulting in a very long dwelling with a continuous structure that is virtually 1000mm above the height of the fence and the existing height of No. 42 in turn adding to the bulk of the building which currently exists.
7. It should be noted that there are no ground levels provided or indeed overall measurements indicating the building plan size or exact height of the proposed extension, or its exact location adjacent to the boundary.
8. The proposed development will result in the provision of a dwelling which extends for 60% of the length of the plot with a consequential increase in the internal floor area by some 30%.
9. The proposals substantially increase the floor area of the existing property and includes the demolition of the existing garage at the same time. This will clearly result in the requirement for additional vehicular traffic to and from the property. The loss of the garage parking will result in additional requirement for associated on site parking provision and in turn will also place further pressure upon the limited off site parking within St Johns Avenue.
10. It is noted that a Juliet balcony is already provided to the first floor bedroom, we would request that to prevent overlooking and privacy issues, a condition be attached to prevent the flat roof to the extension being used as a roof terrace.
11. There will clearly be a requirement for the owners of No. 42 to meet the statutory requirements under the Party Wall Act to ensure that the existing dwelling No. 44 and its land within the curtilage is not undermined by the proposed works.

It is submitted that in consideration of the above criteria the proposed Planning Application should be rejected due to the unacceptable, significant and detrimental effects that the proposal will have upon the occupation and quiet enjoyment of our clients property, [REDACTED]

Yours sincerely

For and on behalf of McAndrew Martin

[REDACTED]

WIC McAndrew BSc FRICS ICIOB
Managing Director