

52 Silvester Road,
Cowplain,
Waterlooville
PO8 8TL

Your Ref: APP/15/01314

Development Services Manager,
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant
PO9 2AX

21st December 2015

Dear Sir/Madam,

**The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Site Address : 52A Silvester Road, Waterlooville PO8 8TL
Proposal : Single Storey rear extension and conservatory

Earlier this year we were approached verbally by Mr. Graham Libby that he wished to extend the existing conservatory/rear extension between the properties which was also to accommodate a toilet and to erect a conservatory. We told Mr. Libby that we did not foresee any problem with the extension and it was agreed that the wall should perhaps be face brickwork and render to match the existing style of the house. Our only other stipulation was that we did not want any guttering or fascia that may require further maintenance to be on our side of the wall. It was suggested that a coping would be built to cap the wall to which we all agreed.

We came home one day to find the existing wall had been removed and building works had begun on digging out footings. We were expecting to receive communication of their planning permission and when questioned on this point on several occasions were told that they did not need consent.

Building work was very much stop/start as they seemed to hit one problem after another. However, eventually a wall was erected to replace the existing garden wall and finished just short of the existing flat roof. Several more weeks followed where it seemed that very little was being done when we came home to find that the wall had been raised again to accommodate what we were informed was 'building regulation requirements' for the flat roof which then made the extension higher than the eaves of the existing building. There is now a step between the existing party wall and the new extension flat roofs which does not fit in with the look of the existing chalet/bungalow. There is also no provision to stop the water from draining onto our half of the roof which in turn goes to a soakaway. The soakaway to 52A having been dug up and as far as we are aware has not been replaced, hence we are now receiving all the waterfall from both of the roofs at the rear of the building.

We would like it noted that on the drawings accompanying the application that it indicates on the 'Existing Ground Floor Plan' that the wall between the new build and the kitchen/dinner is missing (highlighted in red on the attached drawing). We would like to point out that this had recently been demolished and our concerns are that the acoustic value of the wall between the two properties will not be good enough as the internal wall on the applicant side is only of timber construction. It is due to this act that it was impossible to maintain a storey height level with the original without lifting the roof height. With the knowledge that the method of insulation of the roof has not been resolved it has been intimated that this level may yet be raised again.

At no time was it suggested that the existing extension was to be incorporated into the main building by the demolition of the original external wall.

If planning had been sought at the beginning with the removal of this wall, we would certainly have requested that the walls to the extension be built independently of the existing conservatory/rear extension which is built on a single storey garden wall with no footings to speak of and with a proper cavity wall to accommodate noise.

The building and new conservatory have not been built up to the height of the existing building and not sympathetically with the lay of the land so the conservatory windows overlook our garden which leaves us with no privacy despite the fact that there is a fence of nearly 6ft separating the property.

With the above in mind we took it upon ourselves to investigate the requirements for planning permission and came across the Government planning portal which explains that extensions further than 3m from the rear of the property or at a height greater than the original eaves must obtain planning permission. It was then that we received advice that the applicant should have obtained permission and given us Notice under the Party Wall Act.

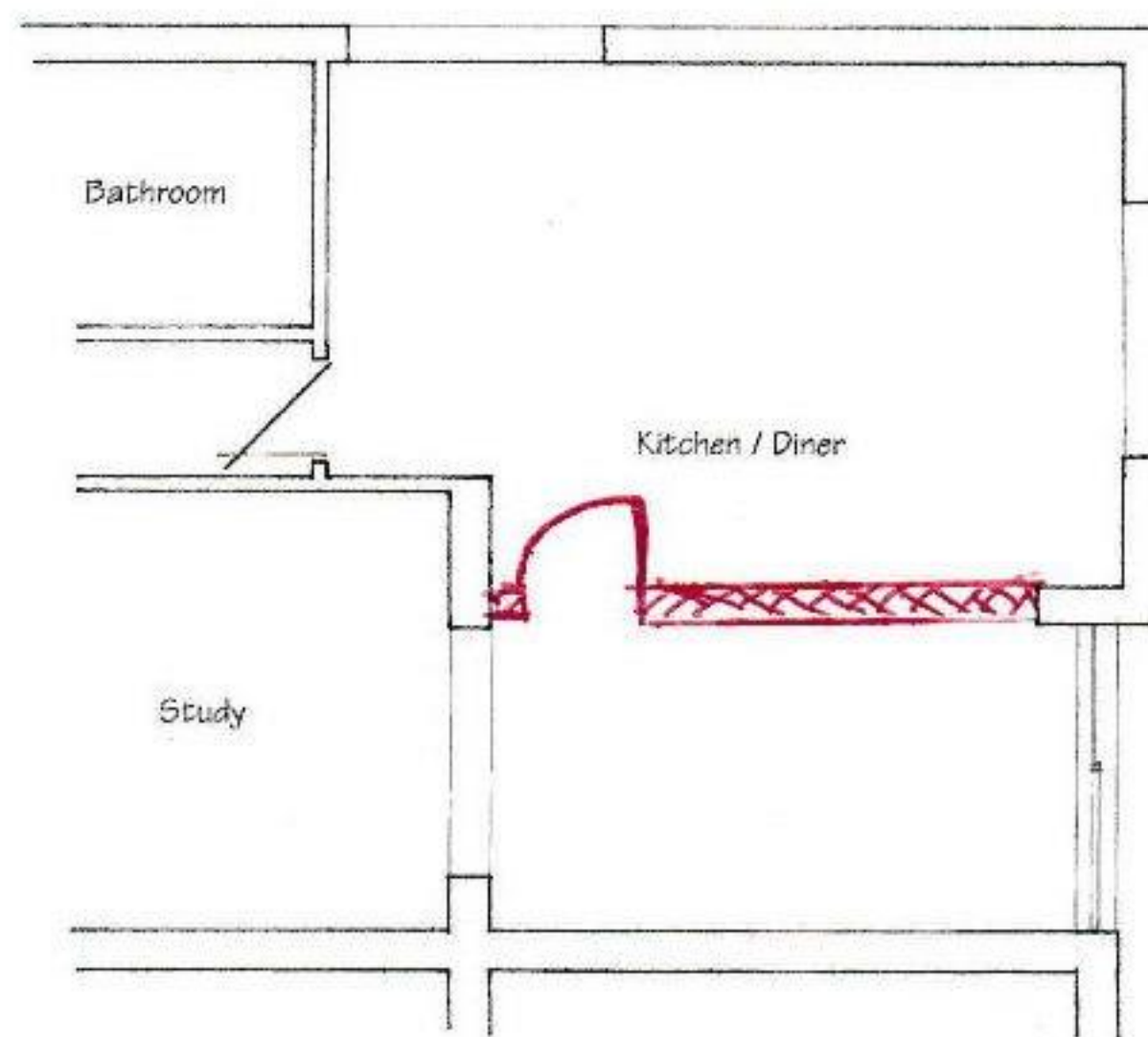
The patio to the rear in our property was built many years ago as it receives very little sunlight and was continually water logged, the height of the party garden wall now limits the amount of evening sunlight we receive to virtually nothing.

We have telephoned the building inspector and spoken to him raising certain concerns with regard to the building which he was looking into but no doubt, because of the planning application have been shelved for the time being.

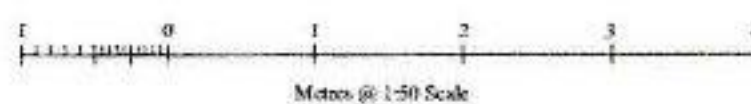
We appreciate that our neighbours feel the need to build an extension, however, we feel that with the risk of ill feeling between us we must regretfully object to the height as our main concern because at the end of the day it affects both the look and enjoyment of our property. It is hoped, that although it has already been built that an amicable conclusion can be reached.



Mr. & Mrs. M. Dubb



Existing Ground Floor Plan



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Andrew R Dunks

BS(1996) MEMO CHARTER MEMBER

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Proposed Rear Extension
52a Silvester Road
Waterlooville
For Mr & Mrs G Libby
Scale - 1:50 at Page Size A3
Date - November 2015

Drawing No. 4395/1