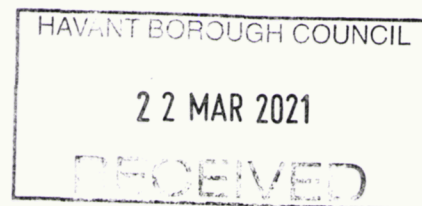


Planning Department
Havant Borough Council
Civic Centre Road
HAVANT
Hants
PO9 2AX



20th March 2021

Dear Sir / Madam

**Proposed Extension And Roof Alterations
35 Charlesworth Drive, Waterloooville – APP/21/00179**

Regarding the Planning proposal, associated with 35 Charlesworth Drive, Waterloooville, PO7 6AX (APP/21/00179).

[REDACTED]
[REDACTED] I am strongly objecting to the proposed alterations to 35 Charlesworth Drive as it does not adhere to a number of points captured in the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011 and it blatantly contravenes some of the planning suggestions, I received from the Development Management Team v [REDACTED]

[REDACTED] The proposed alterations will have a direct impact on the outlook from my House and other residents close by. The extension and the proposed repurposing of existing rooms is just another way of dramatically increasing the number of bedrooms in the house by stealth. The proposed designs make it possible to further rework the House into a 7 bedroom, 5 Bathroom/WC House which is not in character with the current range of Houses in Charlesworth Drive.

I will outline each of my points of objection below.

Increase roof height by 0.5 metres

The increase in roof height by such a significant size will completely alter the look of the building and will make in standout from other similar designs of Houses. It will not be sympathetic to the surrounding houses.

I refer to a communication received Tue, 28 Aug 2018 at 14:22 from Development Management Team [REDACTED]
[REDACTED]

"The proposed extension having a ridge height matching that of the existing house of 4.7 meters. ". If my proposed extension which only matched the existing ridge height of the existing house was unacceptable then it is neither appropriate or acceptable to raise the ridge height of the existing house by 0.5m.

"I consider that due to the significant scale of the works that the development does not achieve a subservient appearance [REDACTED] and instead dominates it which is contrary to the

Borough Design Guide when it comes to acceptable development." Raising the roof height by such a significant size would inappropriately dominate the existing house and make the existing house imposing on the surrounding houses.

Loft conversion with 2 small front pitched dormers to compliment appearance of the front of the property

Removal of existing garage located in the back garden to be replaced with store at the front of the property for domestic purpose

The 2 new front pitched dormers will not compliment the existing character of the vicinity. There are no houses of this proposed design that have dormers. In addition, the store at the front of the house cannot be considered as complimentary. The store and the 2 dormers at the front of the house will totally change the aspect of the house.

The proposed dormer windows will be higher than the current roof line.

I again refer to a communication received Tue, 28 Aug 2018 at 14:22 from Development Management Team [REDACTED]
[REDACTED]

"The works have a large mass and bulk which would be viewable and prominent within the streetscene having an unacceptable impact on the visual amenity of the area."

"coupled with the design of the roof form and height is considered to appear dominant and obtrusive from Charlesworth Drive and Andrew Crescent."

Full length flat roof dormer at the back of the property

The proposed flat roof dormer cannot in anyway be considered a sympathetic design. It is dominant and will create an unacceptable visual impact to road users of Armstrong Close and surrounding neighbours. The height of the full length flat dormer is again higher than the current roof line.

In addition, this flat roof dormer will impact neighbour's privacy. I note that the letter we received from Havant Borough Council regarding this application indicates that 'Loss of private views' is not a relevant planning matter. However, I wish to draw your attention to the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011, Policy CS16 High Quality Design

"1.e The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking."

A full length flat roof dormer will cause 'unacceptable harm' due to loss of privacy and overlooking.

I would suggest that there is no point in having a design guide if these guides (including loss of private views) are not taken into consideration when considering a planning application.

All bedrooms to be located upstairs in new loft conversion,

2 additional bathrooms, ground floor space to be re purposed as family living areas as per plans submitted alongside this application.

The movement of the bedrooms and the additional bathrooms makes no sense. The addition of 2 bathrooms on the ground floor would create 3 bathrooms on the ground floor where there are no bedrooms. The proposed plans show a bathroom directly accessible for a dining room and another directly access from a family room. I am suggesting that the reason for the location of these bathrooms is to repurpose the dining room and the family room into bedrooms.

The repurposing of rooms and the additional bathrooms makes it possible to create a minimum of a 7 bedroom house with minimal further alterations. A 7 bedroom house creates a substantial risk of significant increased vehicular movement, increased noise and parking issues in a wholly residential area.

To summarise, I also wish to comment on the parts of additional information provided in the planning application.

Reason for small increase (0.5 metres) in ridge height is to allow for only minimum head height in loft conversion and no more. We intend to turn the existing property from being very tired into an aesthetically pleasing modern family home with sympathetic proportions to the other properties in the vicinity

The 0.5m increase in ridge height cannot be considered small. There are clearly other more practical and value for money ways of achieving a 3 or 4 bedroom family house and I am quite willing to demonstrate this through the viewing of the plans for my currently extended house. As previously highlighted the proposed design is to achieve a much more bedroom count by stealth.

The proposed design cannot be considered sympathetic in relation to other houses of a similar design. The neighbourhood is predominantly bungalows therefore to allow such a significant alteration is not in keeping with the character of the surrounding houses. The house will have a completely different and unpleasant look.

[REDACTED]

[REDACTED] The proposed alterations to 35 Charlesworth Drive are substantially more impacting and do not come close to the design that was eventually considered acceptable to the Havant Borough Council Development Management Team [REDACTED] All I am insisting on is a consistent approach when you consider this planning application.

Yours faithfully

[REDACTED]
Simon Roe