

Julie Terzoudis, Case Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

By email planning.development@havant.gov.uk

13 November 2021

Dear Ms Terzoudis,

Site: 13 Mengham Avenue, Hayling Island, PO11 9JB

Proposal: Two storey rear extension, with Juliette balcony. APP/21/01172

It was extremely distressing to see the application for a two storey extension n [REDACTED]
[REDACTED] This extension
would have a significant negative impact on the enjoyment of my house and garden for the reasons
outlined below, which are not clear from the information submitted.

Overshadowing

The submitted drawings do not represent the location of the existing two storey building line at the rear of the properties. Number 13 already sits approximately 4m back from the property to the north and over 7m from the property to the south. The proximity of the building to the northern boundary means it already causes an overshadowing affect on 11a to the North which would be made worse by the proposed extension.

The two storey extension would cause the conservatory at 11a to be in shade for the majority of the day. In addition to this over half the garden to the north would be in shade. The ground floor kitchen at 11a has windows that face south that would also be affected by loss of daylight. This would cause unreasonable overshadowing to the house and garden to 11a to the north.





Difference between existing building line at 11a and 13 Mengham Avenue



Difference between existing building line at 15 and 13 Mengham Avenue

Existing 2 storey elements measured from aerial photograph on google maps.

Outlook

As well as affecting the daylight to 11a the extension will adversely affect the outlook of 11a. The development would have an adverse overbearing effect that would result in an unduly oppressive living environment for existing and future residents.

The photographs below show the proximity of the existing property to the house and garden at 11a.



View from outside kitchen at 11a showing existing window and conservatory that will be overshadowed by extension.



View from conservatory at 11a towards location of proposed extension.

Given the above implications of the extension and the already large property size at 13 Mengham Avenue I ask that this application be refused as overdevelopment.

Yours Sincerely

