

12 April 2019

Mr John Shaw
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX
Tele: 02392446528

Your reference no: APP/19/00299

Dear Mr John Shaw,

Letter of objection to the retrospective planning application AP/19/00299 – 15 Barney Evans Crescent extension.

I am writing to express my concerns and objections to the planned extension at 15 Barney Evans Crescent, Waterloooville, Hants. I have examined the plans on the Council Planning Portal and have also conducted a brief review of the rules for the retrospective planning application.

The reasons for my concerns and objections include the following:

- Overshadowing and loss of light
- Dominance and overbearing impact
- Harm to plants and trees

My neighbours' proposal outlines a plan to replace their existing, small-scale, mostly glass conservatory, which was relatively inconspicuous and set well back from the shared fence-line; with a more dominant, imposing, brick-built structure with zero transparency. The proposed structure is not only higher than the original conservatory, but is now planned to extend out for 2.7 metres. The impact of this planned extension is exacerbated by the staggered nature of the housing development which means that their property would now extend to well over half the length of my entire garden and will also now run immediately along the fence-line.

In addition, the proposed extension is directly South-facing, as viewed from the perspective of my property and garden. As such, the building will deny light to my property and cast

significant shadow directly over my sitting room and patio area, especially during the winter months, and I have very real concerns about this.

[REDACTED] light is a very precious commodity to me. As previously mentioned, the conservatory was a mostly glass structure, which had much smaller dimensions, and as such, the impact on me due to loss of light was negligible.

[REDACTED] will have a serious and negative impact on my quality of life, not to mention on the enjoyment of my home and garden.

Secondly, my planted borders will also suffer. There are light sensitive plantings along that stretch of fence-line, and I believe the shadows cast and loss of light will have a detrimental and harmful effect on the plants and trees currently situated there.

Thirdly, I feel that the submitted plans are potentially misleading. They do not currently reflect the true orientation of the buildings, with respect to North. They fail to illustrate the proximity of the proposed extensions' incorrectly labelled West-facing wall (in actuality this is a North-facing wall) to our shared boundary.

As a result, I don't believe the submitted plans will present a true picture to Council Planners that allow them to make an informed decision on whether to retrospectively approve this development due to the nature of the concerns I have raised.

The brick wall of the extension, situated adjacent to the fence-line, was quickly built ahead of any consultation with me or approval from the Council. Not only does this reinforce the apparent lack of consideration they have for me, but it has also left a restrictive 340mm gap between the extension wall and fence line. This has raised concerns, as given the lack of consultation, no formal agreement has been put in place for how my neighbours plan to maintain or repair their fence without accessing my property.

[REDACTED]

[REDACTED] Clearly a Party Wall Agreement will need to be drafted by my neighbour and agreement sought from myself.

As my first awareness of the build was when ground and foundation works commenced at 8:30am on Sunday, 24th February 2019 and given I had not received any form of notification from my neighbours, the builders, or Council Planning Department, prior to that date, I explained to my neighbour on the 11th March 2019 that I am not prepared to grant access to my garden until my concerns have been raised with the Council and are given their due consideration.

Although I have voiced concerns, I would like to emphasise that I respect the right of home owners to make improvements to their properties under legal Development Schemes,

however, I would still expect common courtesy and consideration to be given to the impact of such development upon surrounding neighbours. As this consideration has not been afforded by my neighbour's, then I would expect the Council to ensure that it is.

I consider myself to be a conscientious and considerate neighbour, and despite the fact that this courtesy was not extended to me, perhaps as an oversight, I am still prepared to discuss my concerns with my neighbours. I am sure that once they understand the impact their plans will have on me, we can negotiate a compromise and agree a plan that will give consideration to, and reduce the impact of, the concerns I have listed above.

I propose the following compromises with regards to the Planning Permission: -

- Altering the planned pitched roof for a flat roof with a maximum height of 2.7 m.

And I expect the following to be included within any proposed Party Wall Agreement: -

- Installation of a reflective surface of sufficient size, such as a garden mirror or mirrors, on the extension North-facing brick wall, that will reflect daylight and break up the overbearing brick wall appearance.
- Reduction and regular maintenance of the height of trees and shrubs along the shared fence-line, to the height of the extension, to permit additional light to my property.
- A new fence installed, which will require minimal maintenance and less frequent replacement.
- The Party Wall Agreement should also address the extension proximity to the adjoining border and detail the frequency of and how fence maintenance will be addressed, going forward.

