



27th June 2019

Mr J Shaw
Planning Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

Dear Sir

APP/19/00557: 37 Linda Grove, Cowplain Hants PO8 8UX.
Hip to gable first floor extension with new dormers. Single storey pitched roof extension.

We are writing to **object** to the above planning application. 37 Linda Grove 
 currently has one first floor window situated in a small dormer on the rear of the property. The clear glazed dormer window is sited at a direct angle to our property and results in a degree of overlooking into our garden,  Whilst the proposed extension and new larger dormer would provide a first floor bathroom (with an obscure glazed window) it also results in the new bedroom window being located further to the edge of the extended roof slope much closer to our property. This would significantly increase the amount of overlooking we currently experience by providing a direct line of sight into our garden but also an un-obscured view into our ground floor comprising of our kitchen and conservatory and three bedrooms windows on the first floor of our property, further eroding our privacy. It would also appear that the proposed new extension window would be cited even closer to our boundary and again erodes our privacy.

Due to the unacceptable harm to our amenity caused through the lack of privacy, outlook and overlooking the proposal fails to comply with Policy CS16 (High Quality Design) of The Havant Core Strategy 2011.

In addition to the increased overlooking we would experience, the proposal would result in the overdevelopment of this modest bungalow. The assertive and overbearing flat roofed design would unbalance the appearance of the bungalow making it appear top heavy. The increase in mass and bulk would dominate the views from our property and we consider the proposal to be an un-neighbourly form of development.

If the planning officer is minded to approve the application we formally request that he visits our property to view the proposal from our garden, ground floor and first floor windows, in order to appreciate the full extent of the overlooking and to assess the impact of the proposal on our privacy and views.

We would also formally request that should planning permission be granted, some sort of condition is imposed to replace our fencing with higher panels and/or plant trees/shrubs to shield our privacy and views.

Yours faithfully

