



Havant Borough Council
The Development Control Team
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

20 November 2019

Attention: Ms L Wells

Dear Ms Wells

Objection: Development at 5 Spinnaker Grange, Hayling Island, PO11 0SJ
Proposal: APP/19/00974 - Single storey rear extension with balcony area to first floor

My existing objections to this proposed extension very much remain extant. There are, however, two further objections to the proposed extension as given below.

Firstly, Overlooking Considerations:

The Application now includes a drawing supposedly illustrating Overlooking Lines and commenting that No3 Spinnaker Grange's conservatory already looks into the bedroom window of No5. This is somewhat disingenuous, as the view from No 3 of the existing bedroom window in No 5 is naturally restricted by the bedroom's elevated first floor position.

It is also clear that the above drawing does not illustrate the full width of No 5's proposed full length bedroom French door and the size of the balcony. The attached drawing now sketches in these details and illustrates revised and much expanded overlooking lines. This drawing reveals that the proposed balcony to No5 would have a completely unacceptable, overtly commanding and unwarranted view looking down and over the major part of the garden and conservatory of No3.

Secondly, The Proposed Glazed Screen to Balcony

Having reviewed the proposed extension and balcony from the conservatory and garden of No3, the proposed glazed screen to the balcony facing No 3 would have a very large, very obtrusive slab appearance with no architectural merit or sympathy with either the construction materials of the property itself or of local properties or the area of Spinnaker Grange.

Overall

For the reasons outlined in my original objection and the additional reasons given above, the requested planning permission for this proposed 2nd large extension to No5 should be declined very firmly

Yours sincerely





Due to the angled orientation of both properties there is already an over looking situation whereby people in the conservatory next door can see through the master bedroom window on the application site.

The proposed glazed screen will remove this situation and offer a greater degree of privacy to both properties than at present.

Currently overlooking is from Yellow & Blue areas
With the screen in place the Blue area of overlooking will be removed.

WINDOW / BALCONY POSITION

GLAZED SCREEN [OBSCURE]

overlooking lines from balcony of No 51

OVERLOOKING LINES

ADJOINING CONSERVATORY

OVERLOOKING [A3]

NOTES:

Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.

Do not scale from these drawings except for planning purposes.

Use figured dimensions only.

Where applicable this drawing is to be read in conjunction with other consultants' drawings.

All drawings to be read in conjunction with specification and all other drawings including structural engineer and mechanical and electrical drawings / specification

Revised Overlooking Lines Reflecting Full Extent of Balcony Proposed

19/11/19

HAVANT BOROUGH COUNCIL

21 NOV 2019

RECEIVED

REV	DATE	AMENDMENT	DRAWN

Heley Davie Architects Ltd
1 The Old Mill Barn,
Epsom, Surrey, UK
Epsom, Surrey, UK
01483 760 410

PROJECT
1/2019/0001
1/2019/0001

DRAWING
Proposed

DATE 19/11/19
DRAWN 19/11/19
DRAWING NUMBER 19101/02
REVISION C