

24th December 2019

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Mr J. Toole
Havant Borough Council
Havant
PO9 2AX

Sent by email to: planning.development@havant.gov.uk

Dear Mr Toole,

Re: 40 The Thicket, Widley, Waterlooville PO7 5JL

We have been asked to review the above application [REDACTED] and have the following comments which we hope you will take into account prior to determining it. Both issues we raise are material planning considerations.

For ease of reference the elevations on R and G Design Drawing 'Burnett 242.2' are used below. However, it should be noted that these elevations are incorrect; the rear of the property faces towards the east not the north.

Design and Massing

The north and west elevations show that the proposed roofline at the rear of the property will be significantly different from the existing roofline. It is considered that the proposed roofline, addition of doors and a Juliet balcony will be overbearing when viewed from the rear of the neighbouring properties. The massing of the rear of the property will be considerably increased, and the impact on the neighbouring bungalows will be significant, both visually and in terms of loss of privacy. From a massing perspective, the rear of 40 The Thicket will effectively become a two-storey house whereas it is currently viewed as single storey.

Overlooking / Loss of Privacy

The gardens of both properties currently benefit from relatively high levels of privacy, and the addition of doors and a Juliet balcony will significantly alter this situation. The occupants of 40 The Thicket would have a clear view into the gardens of their neighbours, something which, in the history of these properties, has not occurred before. This is something which would have a significant negative impact on the occupants of the neighbouring properties.

[REDACTED]

Please do not hesitate to contact me if you have any queries about the content of this letter.

Yours sincerely

Helen Shah MRTPI