

18 Beechworth Road
Havant
HANTS
PO9 1AX

Havant Planning committee
Public Service Plaza
Civic Centre Road
Havant
HANTS
PO9 2AX

19 April 2017

Dear Sir/Madam,

Reference: APP/17/00305 – 20 Beechworth Road, Objection

We are writing in response to the letter received, dated 27 March 2017, regarding the proposed development at 20 Beechworth Road, which neighbours our property. With regard to this planning application we wish to outline herein the reasons for our objection to the submitted plans;

Introduction

It is important to state here that we would not be objecting to the planning application if the proposed development was 'like for like' on the same location, footprint, size and scale as the existing garage.

However, it is clear from the submitted planning application that what is proposed is a structure with a significantly larger footprint, which has been unnecessarily shifted back and extended to such an extent, in footprint and height, that it will directly block the ambient and direct light to the only effective window on the western ground floor of number 18.

The plans show a structure that has been significantly increased in height to circa 6M (from being a single storey structure), to encompass an upstairs residential area, complete with shower room. It is out contention that the unreasonable height and location of this structure would deprive number 18 of both ambient natural light and direct sunlight.

This forms one of the main parts of our objection, however we also invite the planning committee to condiser a number of other matters also;

- Details of the application submitted
- Increase in size and height over existing structure
- Overshadowing / loss of light
- Impact on townscape views, as outlined in the St Faiths Conservancy Area documentation.
- Surface water drainage
- Noise and disruption
- Pitched roof to covered entertainment area

Details of the application submitted

3. Description of proposed works is misleading. The application states;

'Demolish existing garage. Erect replacement garage'. This does not address the fact that the 'replacement' garage is in fact not a direct, like for like, structure.

The plans show that the new building will be double storey, encompassing a living space and a shower room, and will be almost **6M** high. Although it should be noted that the elevations, unhelpfully, do not show the relationship

between the existing single storey height building and that proposed, we have measured the existing structure by comparison to number 18 and would like to note that the higher section of the existing garage is circa **4M** in height, meaning the proposed building would be almost 2m higher than that already standing. It is also critical to note that the section of the existing structure adjoining our property is actually significantly lower than 4M, being the store section, therefore the structure does not currently impact at all on light reaching the kitchen window.

Equally importantly however, the plans show the footprint of the building is significantly larger, which, in conjunction with the footprint being shifted North, means that while the existing building does not overlap the westerly kitchen window of No 18, the new building is proposed to reach the full span to the garage, effectively meaning the kitchen will be overshadowed by a 6M structure, at a distance of only circa 5M. This is the only effective window on the western elevation of No 18's ground floor, and the only window in the kitchen which benefits from direct sunlight (to be addressed further later in this objection).

8. Parking.

The description given here is factually incorrect. The owners of number 20 routinely park their two cars on the forecourt, including an Estate vehicle, which is habitually parked perpendicular to the garage. When visitors are present the forecourt area can, and does, provide adequate parking for 3 vehicles.

It should also be noted that while the scale of the cars shown in drawing (1685-103b) indicate there is not sufficient space to park cars in front of the existing garage, suggesting the need to move back the footprint of the new building, this is entirely misleading. Please refer to attached photographs in **Appendix A**, which clearly show cars parked safely within the forecourt area.

Increase in size and height over existing structure

The proposed garage elevations plan document (1685-505⁰) does not show the comparison of the height of the existing garage, versus the proposed two storey structure, which at 5.86M is significantly taller than the circa 4M maximum height of existing structure, in order to add accommodation and a shower room upstairs.

The net affect of this is that the proposed new building will move back from its current position significantly. It will also then extend further north due to the increased footprint, which results the plans showing the proposed circa 6M structure sitting directly opposite the kitchen window of number 18 and, given the intent to build right up to the boundary, with a minimum distance of only **3.7M** from No 18.

It is out contention that this will negatively impact the amount of light reaching the only effective window on the western side of No 18, both in terms of ambient and direct sunlight.

The floorplan of the proposed building is also significantly larger at **9.33m x 6.82m** than the existing garage. We do not feel it is reasonable for the new structure to need a ground level footprint of **67M²**.

It should also be noted that when you include the proposed upper storey the square footage of the proposed building is in excess of **113M²**; equivalent to the square footage of a small dwelling.

Given Mr Griffiths has previously advised they wished to apply for planning permission to build a house on the site, we would question if the long term intent is for the building to remain as a garage, especially given the fully equipped kitchen area planned to the rear.

Overshadowing / Loss of Light

The primary concern about the plans submitted by No 20 Beechworth Road are the significant the loss of light to No 18 that the vast extent of the proposed structure would pose and how it would negatively impact quality of life.

The kitchen of No 18 has the only effective window on the western side of the ground floor, which directly overlooks the area being discussed for the new dwelling.

The kitchen has two windows, once facing north, which receives only ambient light, and the window on the west elevation. This window only receives ambient light for the majority of the day, with the evening sun providing the only

direct sunlight in to the room for the hours before sunset. This is especially important as the kitchen has no heating, relying on passive solar heating and transfer of heat from the rest of the house.

Having reviewed the plans in detail it is hard to see how a **c.6M** structure directly in front of this window at a distance of **only 5M** would not significantly impact the light, both direct and ambient, available to the room.

Given the following government planning guidance, **“It is important, therefore, that every effort should be made to avoid or minimise the potential for overshadowing to a neighbour when drawing up plans for an extension.”**, as well as the full guidance, outlined in **Appendix B**, it is not possible to see how approval can be given for proposed dwelling, given the proximity to No 18, relocation and excessive height will cause overshadowing, in breach of the planning guidance for extensions (which given the nature and usage of this building we believe relevant as the proposed structure can not be considered an outbuilding).

We would further say that, having specifically discussed the concern over loss of light with Mr Griffiths in the past, we would have expected for a detailed light survey, outlining the specific calculations undertaken, to be presented present the plans if this was not the case.

Please refer to **Appendix C**. This provides photographs taken in late afternoon from the affected window to provide context surrounding the impact on current light levels and the direct sunlight that will be lost if planning is approved for a two storey, relocated dwelling.

It is also worth noting that the significant height proposed for the structure will also impact the light available to the only western window on the first floor of No 18, which as an ensuite will not benefit from another natural light source.

Impact on townscape: St Faiths Conservation Area Appraisal and Management plan

We would draw the planning committee’s attention to the St Faiths Conservation Area management plan, as per the link below.

<https://www.havant.gov.uk/sites/default/files/documents/St%20Faiths%20Conservation%20Area%20Appraisal%20and%20Management%20Plan%20Part%20II.pdf>

In section 7.3.4, copied below, the plan highlights the Fairfield Infants School as a building of considerable architectural and historic value. The same section also highlights the importance of the view down Beechworth Road, to the North, which is terminated by views of the school, illustrated by the photograph at figure 18 of the management plan, copied below.

Extract

7.3.4 Fairfield Road and Beechworth Road (4)

- The Fairfield Road section of this character area is strongly defined by the sections of boundary wall which survive from the former Manor House to the rear of properties of Manor Close and by **two very different and highly individual buildings of considerable architectural and historic value; the Havant Fairfield County Infants School to the north of 1895** and Fairfield Terrace to the south of 1887. They both signify key stages in the development of Havant and as such are a valid component parts of the storey of the town. Beechworth Road, formerly Station Road, was laid out in c1898. It comprises houses set in pairs with front gardens and low boundary walls with railings (one set of cast iron railings still survives). The design of house is consistent to each side of the road with the east side being of a slightly more substantial scale and linked between groups.

- Views are restricted within the Fairfield road section of the character area due to the pronounced bend in this road effectively splitting the character area into two. Views into the conservation area from the north are strongly defined by the trees to the front of the school and looking north into Fairfield Road by Fairfield Terrace where the variation in materials within the terrace can be fully appreciated and the corner oriel bay appears to float from the corner of the terrace. **The view looking north along Beechworth Road is confidently terminated by a detached house which is a later addition to the Victorian development of the road. Beyond this building the large expanse of the roof of the County Infant school can be seen (figure 18).**



Figure 18: View looking north along Beechworth Road attractively terminated by No.18

The garage, which is proposed to be demolished, can be seen behind the silver car in this photo. Should this development go ahead the view of the school from Beechworth Road would be obscured by the proposed two storey building, affecting the beauty of a historic area of the town and in contravention to the St Faiths Conservation Area Management Plan.

Further more we would draw the planning application committee to PPS 7, Annex A, Context and Design: Garages and Other Associated Outbuildings (Appendix C), which states;

“A12 Garages or outbuildings wholly located in front gardens or those that extend in front the established building line can over-dominate the front of the property and detract from the street scene and will therefore generally be resisted.”

Surface water drainage:

Due to being 90+ years old, 18 Beechworth Road only has soak away drainage for the external areas, as outlined in the survey undertaken when purchasing the property in 2015 (available on request).

It is therefore reasonable to expect that should a large area adjacent to the property become hardstanding and/or a built environment, without additional drainage works, there could be a serious flooding impact on No 18.

Noise & Disturbance

We have concerns about the proximity of the 'party area' proposed to the rear of the site. This area directly abuts our property, despite number 20 having significant garden area in which to build such a structure.

The implication of the inclusion of this area in the plans, that it is covered, includes the contents of a full kitchen, including hob and fridge, suggests the family expect to be using this during the evening. Given this directly abuts our property we feel the inclusion is in contravention with the guidance on the Government Planning Portal, as shown in **Appendix E**.

Pitched roof to covered entertainment area

We do not see that it is necessary for this area to have a pitched roof, which increases the height for no particular benefit. This will create almost permanent areas of shadow in the school behind, and potentially create further shadow in the back garden of No 18, which is already short of sunlight. We also have concerns about the safety of having significant sources of open flame, in terms of fires, BBQ's, Hobs, fire pits and a Pizza Oven.

Summary

In summary, we are opposed to the plans submitted to replace the Garage and provide an Entertainment Area for 20 Beechworth Road and feel that these have been, at best, disingenuous in how the information has been presented, both in terms of the difference in height between the existing garage and the proposed structure, and the suggestion that the forecourt is not large enough to provide adequate parking.

We believe that the proposed structure to replace garage is designed to provide a dwelling, given the 113M² of accommodation it allows and the full kitchen amenities included in the covered entertainment area, which could easily be enclosed with bi-fold doors.

The unnecessarily large footprint of the building, along with the relocation of the structure, mean that the proposed plans would impact our quality of life significantly by reducing the natural ambient and direct sunlight, as well as passive solar energy, available to the kitchen of number 18. In addition to this the size and impact of the structure would impact the townscape views of Beechworth Road, could create surface flooding issues and finally is too large to be 'in keeping' with the current building and the building line of the road.

We reiterate that if a replacement garage was proposed that met with the same height, footprint and location as the existing structure we would not object to the development.

Yours sincerely,

Simone and Martin Box



APPENDIX A: Cars parked on the forecourt of No 20 Garage.







APPENDIX B

Government Planning Portal

https://www.planningni.gov.uk/index/policy/planning_statements/pps07_addendum/pps07_addendum_annexes/pps07_addendum_annexa/pps07_addendum_annexa-2/pps07_addendum_annexa_light.htm

PPS 7 (Addendum): Residential Extensions and Alterations Annex A: Residential Amenity: Overshadowing/Loss of Light

A32 Sunlight and daylight are valued elements in a good quality living environment. Effective daylighting can reduce the need for electric lighting, while sunlight can contribute towards meeting some of the heating requirements of our homes through passive solar heating. In designing a new extension or alteration to a residential property care should be taken to safeguard access to sunlight and daylight currently enjoyed by adjoining residential properties.

A33 Where an extension is poorly sited or badly designed it can cast a shadow that may reduce a neighbour's daylight and adversely affect their amenity to an unacceptable level. It is important, therefore, that every effort should be made to avoid or minimise the potential for overshadowing to a neighbour when drawing up plans for an extension. Overshadowing to a garden area on its own will rarely constitute sufficient grounds to justify a refusal of permission.

A34 In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will be considered. Where an extension would be likely to reduce the amount of light entering the window of a room, other than those indicated above, to an unreasonable degree, planning permission is likely to be refused.

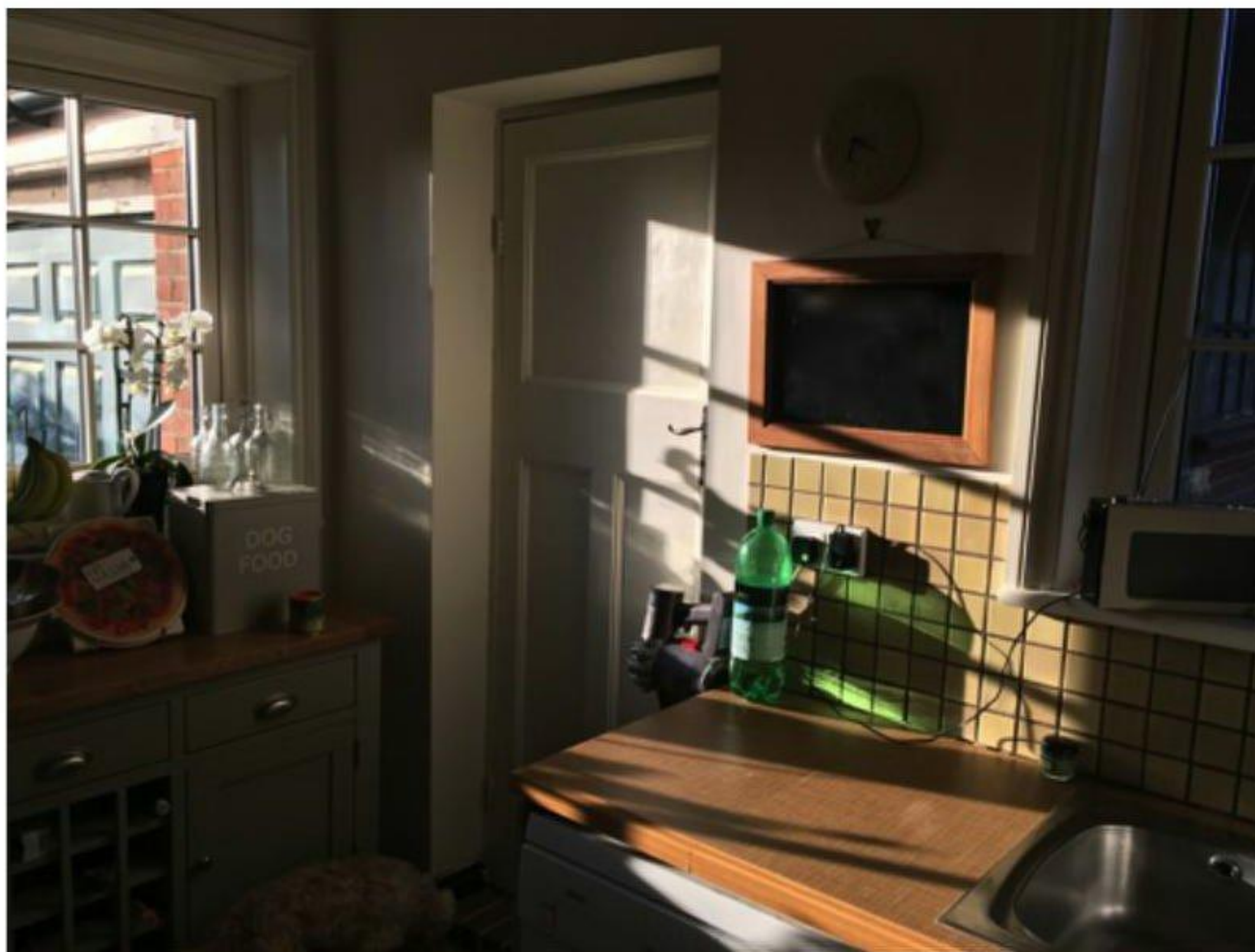
A35 Significant problems of sunlight or daylight loss are most likely to occur in terraced or semi-detached housing situations and it is here that most care needs to be taken. An extension should be kept as far as possible from neighbouring windows and boundaries to minimise impact.

A36 To help assess the loss of light as a result of a proposed development to the front or rear of a residential property, the 60 degree and 45 degree lines, as shown in Figure 1 for single storey and two storey extensions respectively, will be employed. These lines will be taken from the centre of the closest neighbouring window. It should be noted that where the closest window is located at first floor level it may be more appropriate to consider this against the 60 degree line. The elevations and outline plans of adjoining properties should be shown on drawings, accurately scaled (in metric measurement) to allow proper consideration of this matter.

A37 The guidance in Figure 1 is not however a rigid standard which must be met in every case. Rather it is an assessment tool which will be used in conjunction with other relevant factors in order to gauge the acceptability of proposals in terms of the overshadowing / loss of light impact upon neighbouring properties. Other relevant factors which will be considered in this assessment are set out below:

- The existing form and type of extension prevalent in the area. For example, where the majority of dwellings in a terrace have already been extended in a similar way to the application proposal this matter will be balanced against any adverse impact on neighbouring properties.
- The proposed design of the extension or alteration. For example, where a proposed extension incorporates significant glazing in the design, the impact on neighbouring properties may be acceptable in circumstances where alternatives might result in unacceptable overshadowing.
- The particular characteristics of the site and its context. For example, where daylighting to an adjacent dwelling is already impeded by an existing building or boundary wall and the proposal would not significantly exacerbate the existing situation.
- The orientation and position of a neighbour's window in relation to the proposed extension, the room it serves and whether the window affected is the primary source of light for that room. For example, account will be taken as to whether a room affected by a proposed extension benefits from an alternative natural source of light.
- The potential size and form of an extension allowable under permitted development. For example, where a proposal would not have an impact significantly greater than that of an extension allowable under permitted development rights.
- Provision of an extension or alterations to meet the particular needs of a person with a disability. For example, a modest single storey extension required to meet the particular needs of the person in question will be a material consideration to be balanced against any adverse impacts on the neighbouring property. This may result in the criteria relating to daylighting and overshadowing being relaxed

APPENDIX C : Context of location and light impact of proposed dwelling



Evening sun direct in to kitchen window of No 18



Photographs showing the position of the proposed dwelling and how the height would block the evening sun, the only direct sunlight received on the western ground floor of No 18.

APPENDIX D

PPS 7 (Addendum): Residential Extensions and Alterations

Annex A: Context and Design: Garages and Other Associated Outbuildings

A11 Buildings within the residential curtilage, such as, garages, sheds and greenhouses can often require as much care in siting and design as works to the existing residential property. They should be subordinate in scale and similar in style to the existing property, taking account of materials, the local character and the level of visibility of the building from surrounding views. The use of false pitches should be avoided as these often detract from the appearance of these buildings, particularly when viewed from the side.

A12 Garages or outbuildings wholly located in front gardens or those that extend in front the established building line can over-dominate the front of the property and detract from the street scene and will therefore generally be resisted.

APPENDIX E

Government Planning Portal

https://www.planningni.gov.uk/index/policy/planning_statements_and_supplementary_planning_guidance/pps07_addendum/pps07_addendum_annexes/pps07_addendum_annexa/pps07_addendum_annexa-2/pps07_addendum_annexa_noise.htm

PPS 7 (Addendum): Residential Extensions and Alterations Annex A: Residential Amenity: Noise and General Disturbance

A38 Residential areas can be sensitive to noise and general disturbance, particularly in the late evening when there is an expectation that surrounding background noise will remain low. An extension or alteration such as a balcony, roof-terrace or high level decking can all increase the level of noise and general disturbance experienced by residents of adjacent properties and will be subject to particular scrutiny.