

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant. PO9 2AX

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COUNCIL

28 DEC 2016

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Mr & Mrs M Stevens
5 Allendale Avenue
Emsworth. PO10 7TI

27th December 2016

Your Ref: APP/16/01288
FAO: Mrs K Wooden

Dear Sirs

Objection to Permitted Development at 7 Allendale Avenue, Emsworth.

I feel it is unfortunate our new neighbours did not think to consult us before the plans were drawn, or indeed until the opportunity to object was at the statutory minimum and immediately prior to the Christmas holidays. That is of course their prerogative but in the circumstances I am nonetheless forced to lodge my concerns as a formal objection.

I object to the plans to extend the rear of the property neighbouring my own on the following grounds.

1. Overshadowing of my conservatory.

As can be seen clearly in the plans the height and length of the structure would:

- Place the North side of the translucent roof of my conservatory in permanent shadow.
- The obscured windows at the top of the North wall of my conservatory would be blocked for near to the entire length by a brick wall.

All other property owners in the terrace have contented themselves with a conservatory, as I suspect plans similar to those submitted for number 7 may contravene limitation or covenant in the deeds with regard to free passage of light.

2. Boundary proximity.

The plans show the sidewall built exactly on the boundary, leaving insufficient gap with the North wall of my conservatory to either:

- Erect a ladder to attend to routine and essential maintenance of a rainwater downpipe, shared by both properties.
- Attend to external mortar pointing and brickwork.

The properties are arranged as a terrace with a common Finlock (concrete) gutter and shared rainwater downpipes. The plans show the neighbouring soil pipe extends to the gutter line but neglect to include the shared rainwater down pipe [Fig 1], which resides on my side of the boundary.

The concrete gutter sections bridge the wall cavity, so guttering and downpipes must be cleared regularly to prevent rainwater pooling until it permeates the mortar joints, entering the room/s below. The last time the downpipe became blocked both properties suffered damage to internal plasterwork. As a result there was an amicable arrangement with our previous neighbours to facilitate access to the downpipe.

Building the extension as proposed would leave the gap between facing walls no more than the ~14" to 18" provided on my side. How exactly the builders would go about pointing the new wall, I do not know. However, attending to the shared downpipe would require scaffolding. The gutters have had to be cleared as often as bi-annually and so a requirement to arrange scaffolding represents a huge increase in the cost and inconvenience of maintaining the properties in good order, going forward.

Yours faithfully


Mr Matthew Stevens

Attachment:

Fig 1 and Fig 2 photos at rear of property.

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Fig 1. Shared downpipe



Fig 2. Gap between the properties (~14" to 18")



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