

4 Lovedean Lane

Waterlooville

Hampshire

PO8 8HH

20th July 2016

Dear Mrs Crawford

RE: Planning Application Number APP/16/00563 – Amended (22 June 2016)

Please find attached details of our further objection to the above Amended (22 June 2016) Planning Application.

If the decision is to be discussed and made at the council planning committee meeting, I would like to make a deputation to the meeting.

If you need any further information, I can be contacted on either 07736 168 869 (Work) or 02392 591 514 (Home)

Yours sincerely

A large black rectangular box redacting the signature of the sender.

N A Hockin & S A Hockin

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I wish Appeal against the proposed extension at 6 Lovedean Lane, Waterlooville, PO8 8HH -
Application No App/16/00563 as Amended 22 June 2016

I have reviewed the Amended plans submitted 22nd June 2016

The amended plans show very minor changes to the original application, but none of the changes address the issues contained in my original objection (see details of original objection below)

1. The extension will still block the light to my lounge window (-see details of original objection below)
2. The size and scale of the extension remains unchanged (-see details of original objection below)
3. The plans have only one dimension of the garage length (-see details of original objection below)
4. No Hand Rail/Barrier is shown to the master bedroom balcony (-see details of original objection below)
5. There is I believe an existing live sewer within the boundaries of 6 Lovedean Lane, which is effected by the application (-see details of original objection below)

There have been some minor changes made but these have NO material effect on my objection above, and previous (see below),

The back of the building is still exactly the same size, height and distance from my lounge windows.

A step has been introduced in the ground and first floor plans, but only the front of the building is marginally narrower, but the rear of the building where my windows are, is still exactly the same size and position relative to my windows

The step in the adjacent wall is not shown on the side elevation or roof plan

As discussed with members of the planning department when they recently visited site to view the proposal, we are not against the principle of an extension, however what we do is object to the details currently proposed.

If the decision is to be discussed and made at the council planning committee meeting, I would like to make a deputation to the meeting.



Objection to Original Application

I wish to object strongly and appeal against the proposed extension at **6 Lovedean Lane, Waterloooville, PO8 8HH - Application No App/16/00563**

1. The extension will block the light and view from the clear glass windows (2No.) in my living room at 4 Lovedean Lane. The extensions will block the view and daylight/sunlight, and infringes the normal 25 degree rule vertically, and the 45 degree rules horizontally from my living room windows. These rules are normally used by planning authorities when considering applications as set out in the Building Research Establishment (BRE) document –

"Site Layout Planning for Daylight and Sunlight and Sunlight: A guide to Good practice (2011)"

(See below for the current view from my living room window at a height of 5'6" and what I believe the view will be if the current plan is approved)

The extension wall will, I estimate by scaling from the drawings be less than 4m from my window and towering above it by 6.3m.(currently the building is about 7m away and single story and the windows afford good light .

Also below is a mark-up of the proposed extension elevation showing the reflected image of my living room windows.

My living room has been as in the photos and enjoying the light the windows (2No.) afford the room since construction in 1988

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Current views from 4 Lovedean Lane living room windows at 5'6" Height



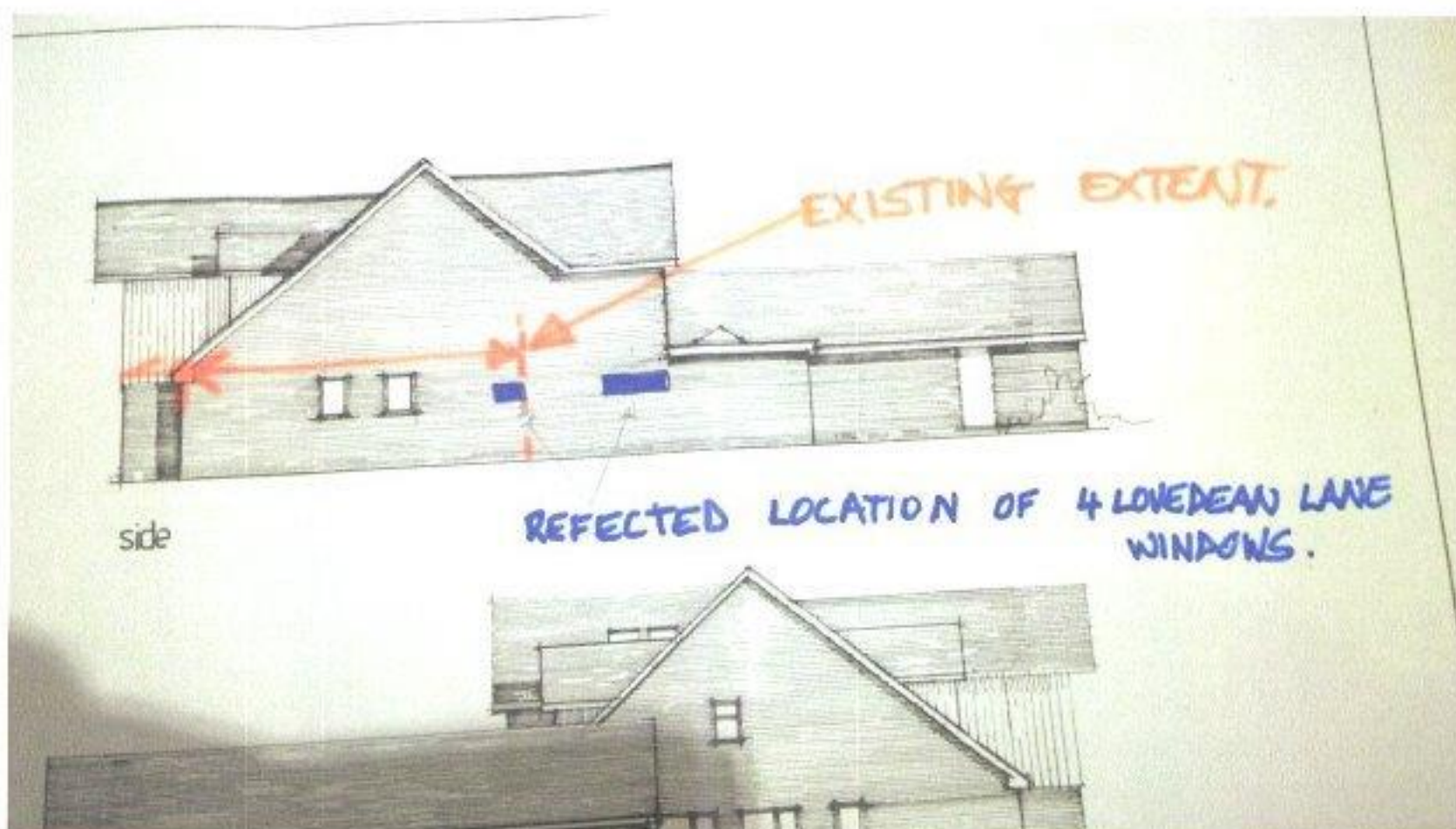


View from 4 Lovedean Lane living room windows at 5'6" Height if Application approved new extension wall would be 4m away

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Mark-up of extension showing the reflected image of 4 Lovedean Lane Living room Windows with new extension if approved 4m away



Mark-up of extension showing the 25 degree views from 4 Lovedean Lane Living room Windows with new extension if approved 4m





Mark-up of plan showing 45 degree view from 4 Lovedean Lane Living Room Windows



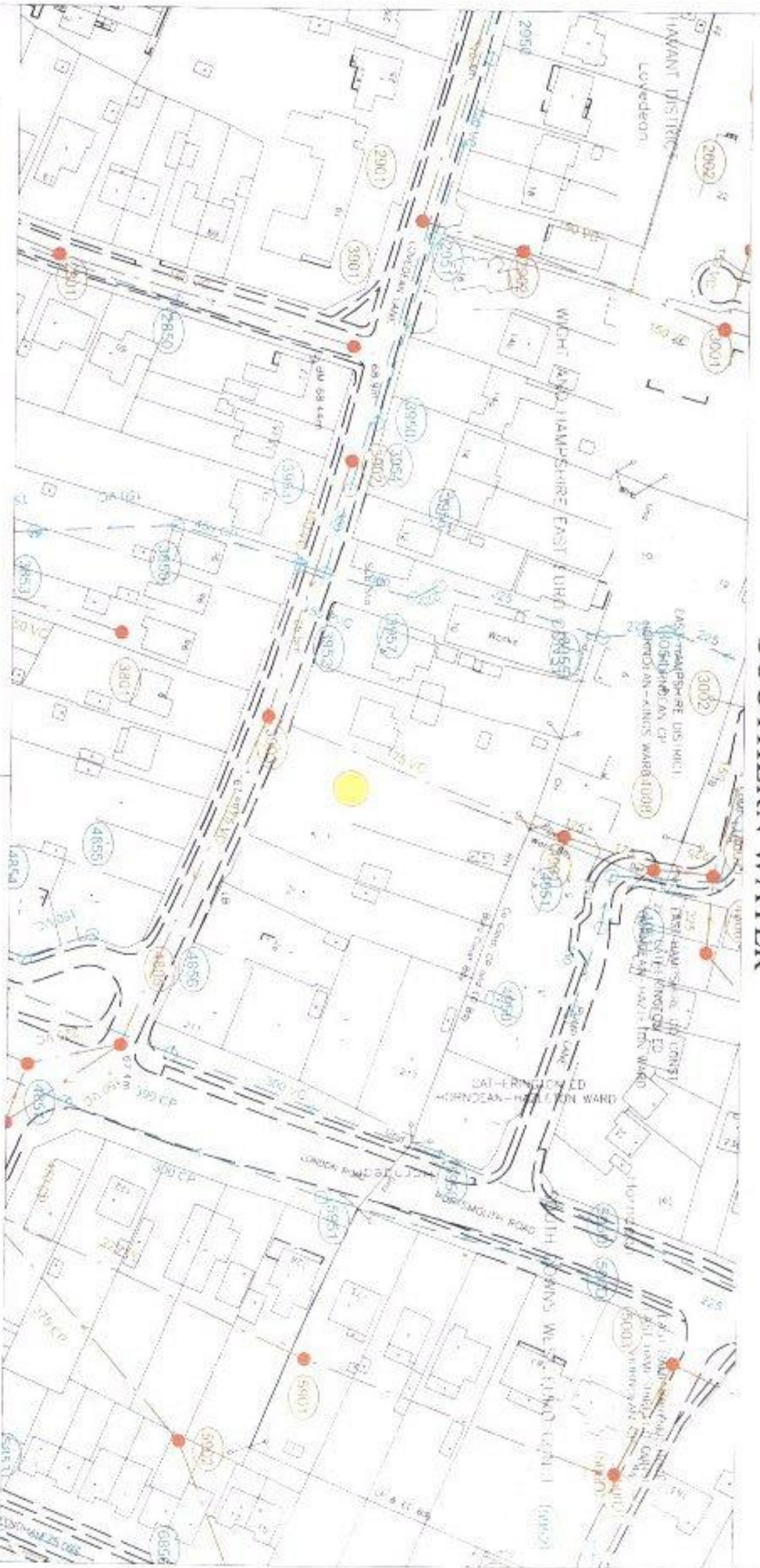
2. The size and scale of the extension will over dominate the existing dwelling and will not enhance my property or that of my neighbours. The extension will DOUBLE the existing accommodation floor plan area increasing it from 100m2 to 200m2
3. The plans have absolutely NO dimensions on any of the drawings, NO lengths, NO heights, NO widths, NO distances to boundary's/services, and the drawings do not show any services such as sewers. It is not good practice to scale from drawings but there is no other way if interpreting these drawings. Also it would assist if the existing outline was to be shown on the new plans and elevations. I have had to scale off the drawings and this generally is not recommended. I am sure having gone this far in the planning process dimensions must have been considered and while maybe not finalised would give a clearer indication to all of what is proposed, and the planning authority would be giving approval to. Submitting the drawings with NO dimensions in this application hampers the review and appraisal of this application. The lack of dimensions in the application would mean that approval would basically be giving the applicant approval to do as they wish.
4. No Hand Rail/Barrier is shown to the master bedroom balcony for safety and to prevent free access to the flat roof area, and hence overlooking the adjacent property from height (such a handrail would not prevent normal maintenance of the works)
5. There is I believe an existing live sewer within the boundaries of 6 Lovedean lane (The Applicant property). See drawing below received during the searches when purchasing 4 Lovedean Lane. As far as I can tell this sewer will be under the proposed extension and the plan takes no consideration of the sewer or how this will affect the proposed extension or what measures may be needed during the build to controls the risks associated with building near the sewer how this will affect the foundations of my property nor in the future, should the sewer require maintenance, and the effects on any wayleaves.
6. I would appreciate the opportunity to review with the Planning case officer when a site visit is made, and have some suggestions for a more acceptable plan. Please give me adequate prior notice as I travel to London Daily.

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SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water does not accept any responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF. SU6911NW

Sewer Plot

Scale: 1:1250

Printed By: KS

4 Lovedean Lane

Date: 27.4.2006



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Drawing received showing sewer on Planning Applicant Property - 6 Lovedean Lane