

Mrs E Chisnall

Havant Borough Council

Planning Services

Civic Centre Road

Havant PO9 2AX



C D & Mrs M Golding

141b Stakes Road

Waterlooville

PO7 5PL

7 January 2018

Dear Mrs Chisnall

Site Address: 141A Stakes Road, PO7 5PL

Proposal: Two storey rear extension - Your Ref: APP/17/01334

We have received your notification dated 21 December that our neighbours are planning to build a two storey extension at the rear of their property. Having now viewed the plans on your website we are left with no option but to **object** to this application.

The Block Plan shows our property 141B next to 141A, however within all the plans absolutely no mention is made that we have a Conservatory which was built in September 2002. This is effectively an extension of our Lounge. Our kitchen with "French doors" face out towards 141A property. Another consideration is that 141A is approximately 1 metre higher than our property at ground level. The proposed second storey will also reduce our natural light to our main bedroom and be an obvious obstruction to our existing views.

As stated in their own Architect's Design & Access statement there is a much needed requirement for natural light. The exact same principle should apply to our property. The erection of a 2 storey extension with a length of 4050mm will undoubtedly block out a significant amount of natural light primarily to our conservatory and also our only natural light source to one side of our kitchen plus ruin the light for our main bedroom.

2 rough drawings and a modified Block Plan are attached showing where our Conservatory is situated and the position of our Kitchen door access to the garden plus the windows of our bedroom. My wife and I firmly believe that this proposal will have a massively detrimental adverse impact on our property and our basic rights to have a reasonable natural light source. Should these plans be passed we both consider that our property would become virtually "unsaleable" with the value being totally undermined.

Finally I refer to item 8, Conclusion on the Design & Access Statement. This states that the plans "have been designed to be sympathetic with this property and will in our professional opinion not affect the amenities of the neighbour".

We both strongly contest this statement. Primarily on the impact that the 2 storey extension will have to the detriment of our access to NATURAL LIGHT and the serious subsequent devaluation to the value of our property.

URGENT RECOMMENDATION

We would urge the Planning Team to visit our home and make an assessment on the proposed impact the 2 storey extension will have on 141B property.

In summary we consider this application should **not** be approved and welcome a visit from Havant Borough Council's Planning Development Team.

Yours faithfully



Colin Gilding



Maria Gilding

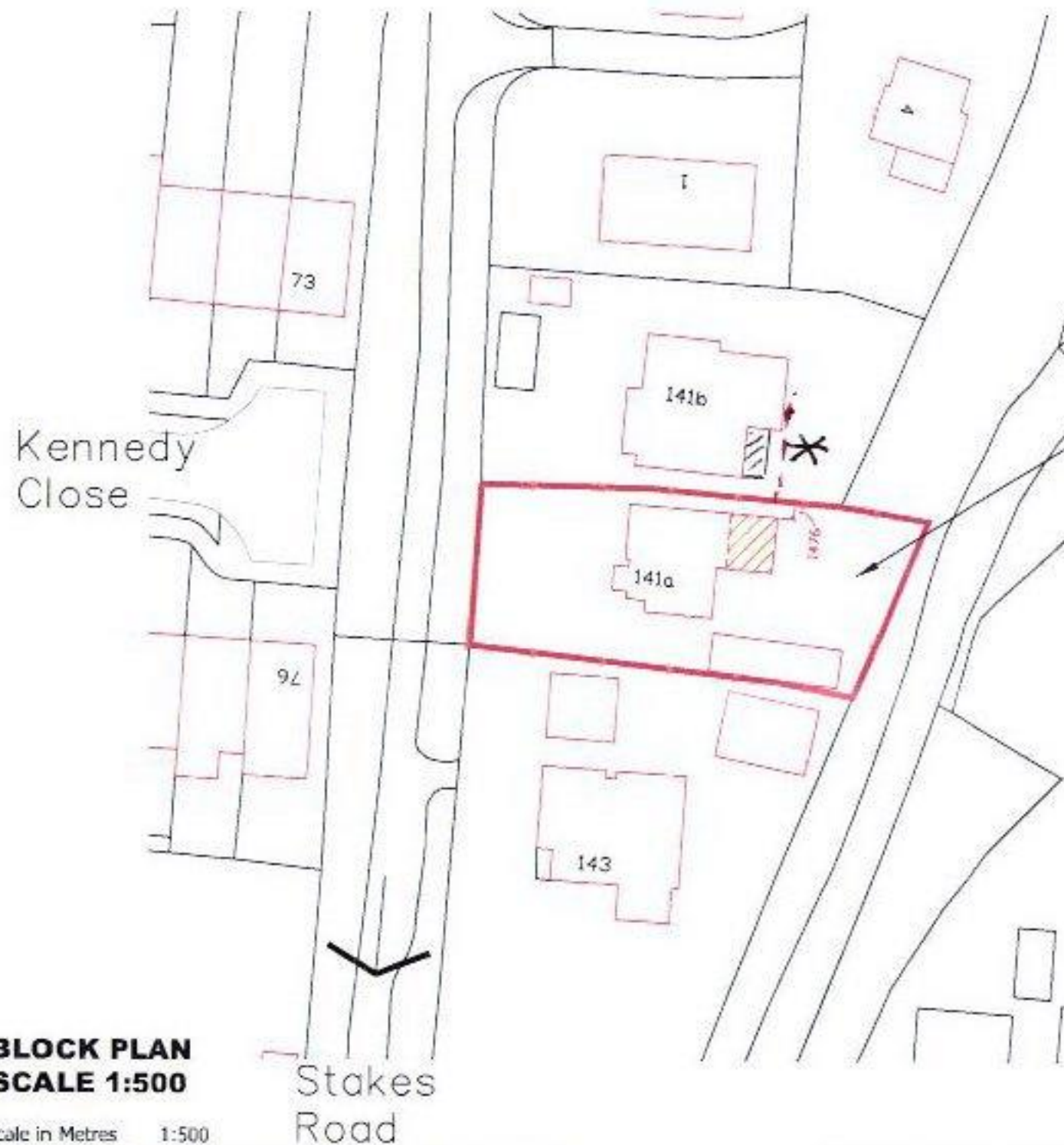
* TO SHOW POSITION OF CONSERVATORY
AT 141B

* SITE OF EXISTING CONSERVATORY (SINCE 2002)
OF 141B STAKES ROAD.

SEE ATTACHED DRAWINGS FOR MEASUREMENTS &
Proposed two storey rear extension with external IMPACT OF PROPOSED EXTENSION
alterations after demolition ON LOSS OF NATURAL LIGHT.
of sun lounge at:
141A Stakes Road
Waterlooville
PO7 5PL

*

SEE
DRAWINGS.



BLOCK PLAN
SCALE 1:500

Scale in Metres 1:500



The design and construction of this project shall be in accordance with the current Building Regulations and all other applicable standards. These rules & drawings have been prepared solely for the purpose of planning & building regulation approval.

Do not rely on this drawing unless for planning purposes. All dimensions to be checked on site and any variations to be approved by the Architect and written prior to any work commencing.

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This drawing is to be kept safe and to be used in conjunction with all other drawings.



SITE LOCATION
SCALE 1:1250

Scale in Metres 1:1250



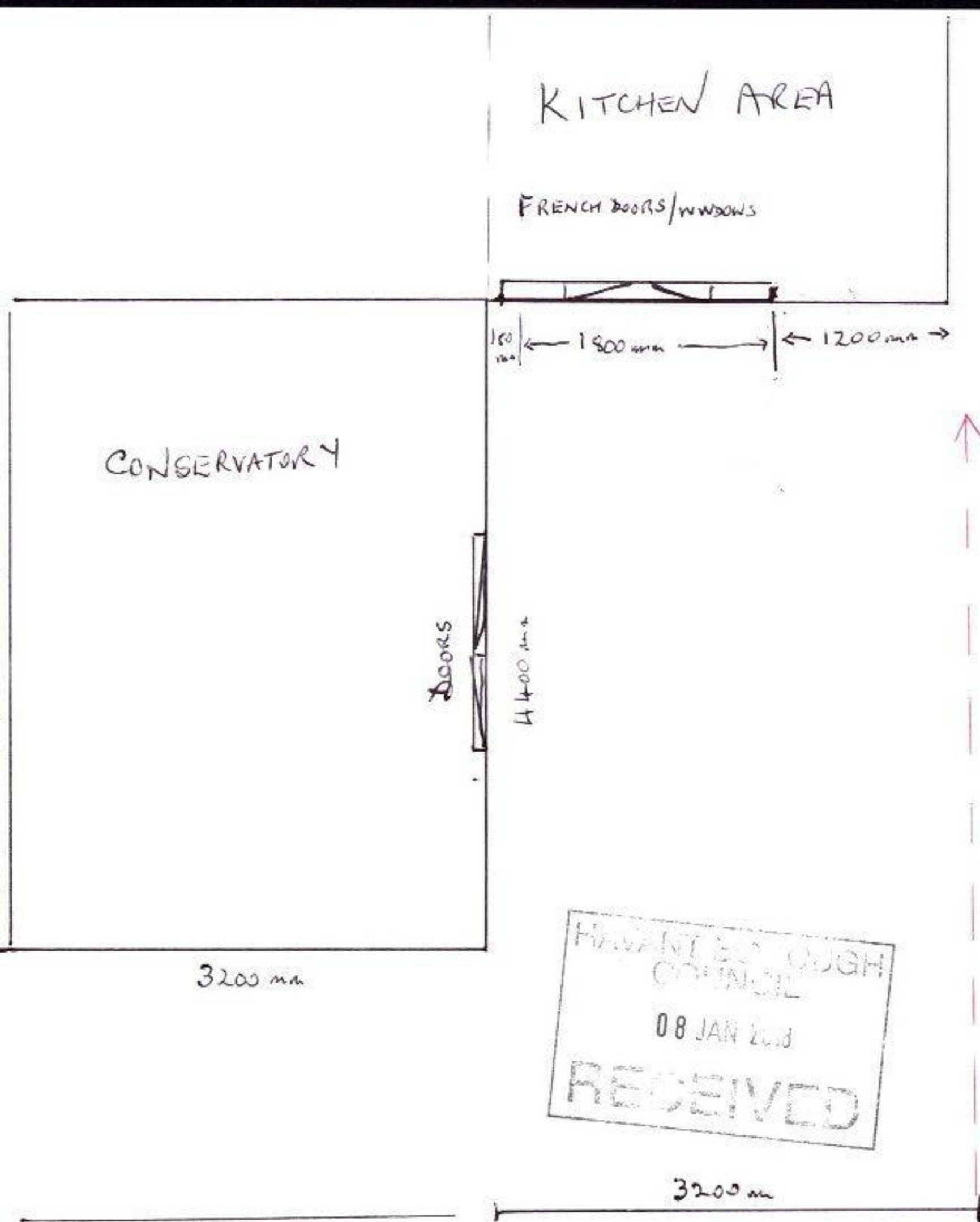
Drawing Details		Client Name	Project Address
PLANNING DRAWING		Mr & Mrs C Jones	141A Stakes Road
Block & Location Plans			Waterlooville
Project No	002	Drawing No	3
Scale	1:500 1:1250 @ A3	Client	BH
		Date	01/12/17



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GOLDING

141B STAKES ROAD



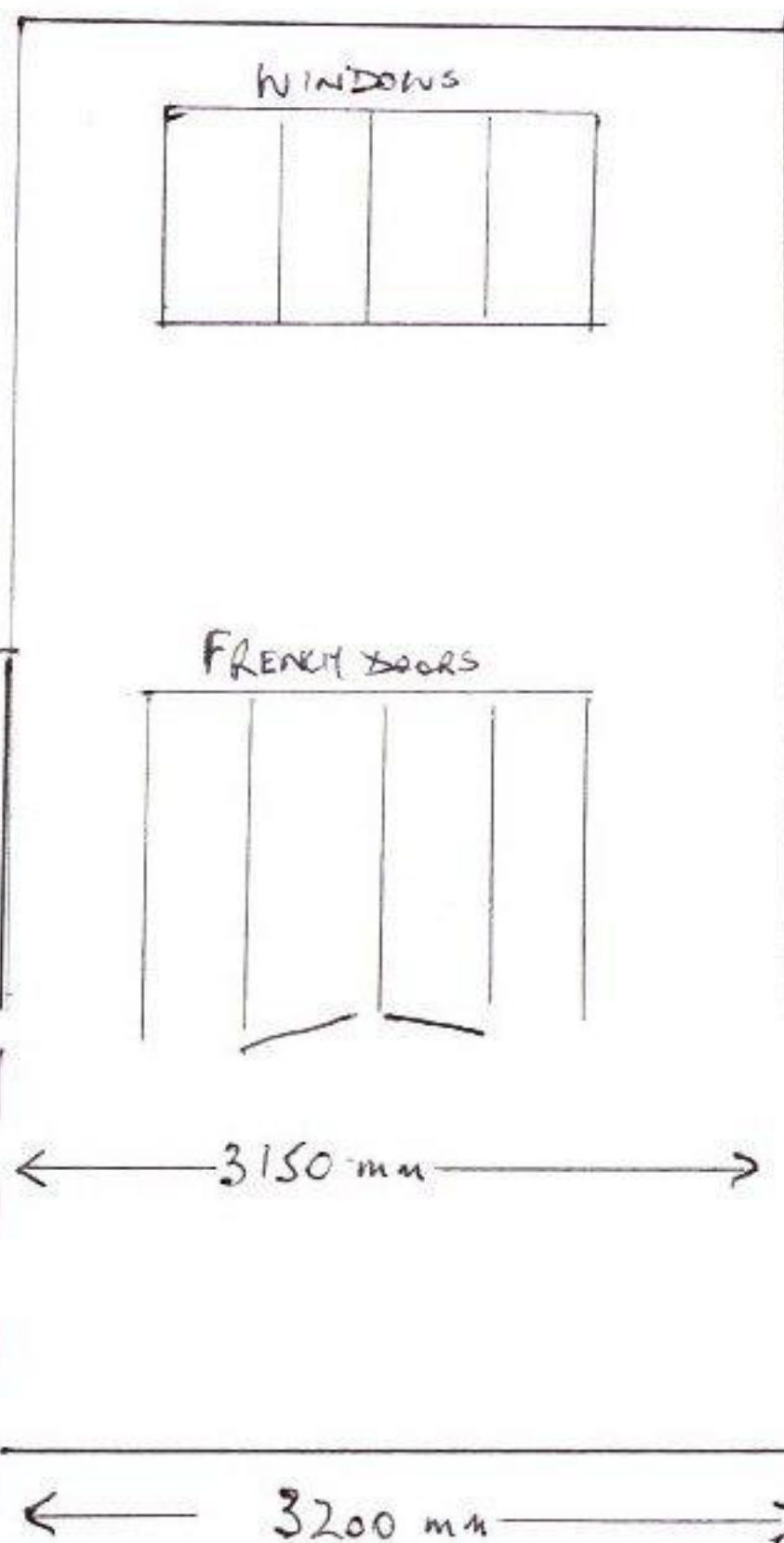
SKE BLOCK PLAN OF
STAKES ROAD
141A & 141B.

REF: APP/17/01334.

SECOND STOREY EXTENSION (141A)
(PROJECTION LENGTH BLOCKING LIGHT. GROUND LEVEL &)

141A STAKES ROADREF: APP/17/01334

CONSERVATORY

TWO STOREYEXTENSION 141A - FULLY BLOCKS MY PROPERTY
OF NATURAL LIGHT.

POINT WHERE 141A EXTENSION REACHES OUT.