

Comments for Planning Application APP/16/00446

Application Summary

Application Number: APP/16/00446

Address: 26 Esher Grove, Waterlooville, PO7 6XG

Proposal: Two storey rear extension.

Case Officer: Emma Chisnall

Customer Details

Name: Mr Reginald Hastings

Address: 24 Esher Grove Waterlooville

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised plans dated 16th May appear to be identical to those published on 15th March 2016 under the previous application APP/16/00097.

We were under the opinion that these plans had already been rejected, however, so there is no ambiguity, please find below our objections & concerns relating to the latest application as detailed above.

1. Effect on Daylight, Privacy & Outlook

a) The increased size / extension in size, of the first floor dormer to the edge of the roof will now DIRECTLY overlook the kitchen and patio area. The kitchen is one of the main dining areas used daily with the back door open to enjoy the fresh air and sunshine. These plans would enable direct visibility from the dormer window into the kitchen invading personal privacy. The patio area is used frequently now to sit and enjoy the sunshine and have coffee, [REDACTED]

b) With the increase in size of the dormer the size of the sides will block out a significant amount of natural light into the upstairs bedroom which is normally a very sunny room.

c) With the ground floor level being only 1m away from the party line / fence and the new ground floor height being higher than the current dividing fence, a considerable amount of natural light will be reduced into the kitchen and patio area.

2. Size & Effecting Development on the character of the neighbourhood.

a) The overall size and style of the dormer extension is overbearing and out of character in terms of appearance compared with existing developments in the area where nearly all properties are bungalows with, at most, only a reduced size dormer roof extension to protect against reduction of light and invasion of privacy issues.

b) The block and location plans appear slightly misleading as the recently built garage and workshop at the rear of the plot do not feature on these plans. Could a check be done with regards to the 50% land development rule?

3. Design, Appearance & Layout

a) The roof pitch looks too shallow to support the amount of roofing tiles.

b) The height of the dormer is level with the main pitch of the roof. Normal good building practice would reflect a step down approach.

c) The sides of the dormer 'cheeks' are immense and would be unsightly from the upstairs bedroom window & block out a considerable amount of natural light to the upstairs bedroom.

d) A brick garage and workshop have, in the last 6 months, been built on the site reducing the garden land and open aspect. The addition of such a large extension will further reduce this impacting the visual outlook.

e) What steps will be taken to prevent water ingress / damage to neighbouring properties during the possible works, particularly relating to the roof.

f) Due to the amount of structural changes to the property will a party wall surveyor be appointed to protect against structural damage to other properties:

i. semi-detached property

ii. potential new footings requiring piling support which may effect the surrounding properties

iii. significant changes to interior layouts

4. Timing

a) Currently there is constant work on the property during the weekend at all times and on both days. The noise from which is causing stress & anxiety and impacting on the enjoyment of one's home from an entertaining perspective.

b) It is believed the current owner intends this to be a self-build project which raises concerns over works being carried out primarily in the evenings and at weekends. This relates not only to the main structural build, but also reconfiguration and works carried out internally. Normal building

practise is to work until 16:30 on weekdays and only on Saturday's until 12:00. No works on a Sunday.

c) There needs to be an agreed completion timescale for any works to be carried out to help prevent any unnecessary stress resulting from noise.