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new design + conversions + housing + commercial + listed buildings & conservation

town & country planning consultancy + building surveys + home buyers reports

My ref: 16/288

by hand only

Your ref: APP/16/00435

5 July 2016

Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
HAVANT
PO9 AX

Dear Sirs

HOUSEHOLDER PLANNING APPLICATION

**DEMOLITION OF EXISTING SHED AND ERECTION OF DETACHED ANNEX IN
REAR GARDEN: 21 NEW BRIGHTON ROAD, EMSWORTH**

**OBJECTION TO THE DEVELOPMENT BY THE OWNERS OF 19 NEW BRIGHTON
ROAD, MR & MRS H SPENCER**

I have been instructed by Mr & Mrs Spencer to make an objection to the proposed development: (a site meeting was held at my clients property between the planning officer Mrs E Chisnall, my clients and myself on the 14 June 2016: I also wrote an initial letter to your authority on the 16 May 2016. My clients have lived in their property for 38 years: I enclose two copies of my plan 16/288/1 showing issues my clients wish to raise.

A: TECHNICAL ISSUES

- 1 The location and block plans (drg 3152/P 02 A) do not show the correct disposition of the rear extension and outbuildings on my clients site. None of the buildings/structures exist: there is one small garden shed on the other side (west) of a fence dividing their garden
- 2 A substantial single storey extension (which is my clients main living room, and has views over their rear garden to the west) was constructed to the rear of their house about thirty years ago, and extends to almost the whole width of the property: the footprint is in the region of 8m wide x 6.6m deep: due to the sloping nature of the site, the floor level of their extension is elevated by about 600mm

above external ground level (with steps leading up to the living room about 3.2m wide)

- 3 It is noted that the submitted plans and elevations have been amended to reduce the size of the building: Drg P 01 A shows that the length of the building has been reduced from 8.1m to 7.8m, a reduction of 300mm: the height of the building on the west end has been reduced from 3.950m to 3.8m, a reduction of 150mm: there is no change in height shown (3.350m) on the eastern end: the proposed floor area is in region of 18m²
- 4 No indication of ground levels has been given, but the ground is shown sloping down to the west: scaling the elevation shows the fall is about 600mm from the west elevation of the new building to the front of the applicants conservatory
- 5 One minor point on the D&A statement is that the new structure is noted as *placed close to the northern boundary* when it is on the southern boundary
- 6 The D&A statement states that the proposal *utilises the location of the existing shed footprint for the new structure*: it is not clear if this means to imply that the new structure is on the same footprint as the existing, but scaling the existing survey drg EX 01 shows the building to be about 1.7m wide x 4.9m long, giving a floor area of about 8.8m²: the proposed floor area is 18m², an increase of about 9.2m (more than 50%): the outline of the existing building has not been shown on the plans to show the relation to the proposed building:

B: SURVEY REQUESTED BY MY CLIENTS

- 1 The applicants have not shown full details of the boundary, except to describe it as 1.8m c/b fencing, which appears to extend the whole length of the boundary as shown: they have not shown the location of my clients hedge, or its height (except it seems with a dotted line) close examination of the boundary from my clients side shows that the main line appears to follow a chain link fence, about 1m high but partly collapsed in places: on the north side of this is a 1.5m part woven timber fence which runs along the boundary from my clients building (running from the east) to a point about 1.3m from the eastern end of the existing shed (to be demolished)
- 2 My clients hedge varies in height and width: it is about 1.7m high at the eastern end (and 700mm wide) but reduces in width to about 400mm as it runs along the side of my clients extension: from the rear of the extension it varies from about 1.9m to 1.85 high, and is about 750mm wide: it must be borne in mind that the ground falls about 600mm along this section which is in part visible to my clients from their living room where the new annex is proposed
- 3 A simple outline of my clients property has been superimposed on to the southern elevation to show the height of their hedge in relation to the (reduced) height of the proposed extension: a basic measured survey was carried out

C: OBJECTIONS BY MY CLIENTS

- 1 My clients have serious concerns about the visual impact of the proposed extension on their amenities, and reduced enjoyment of the rear view from their living room, and use of their garden
- 2 The west end of the proposed extension is about 5m in front of the rear of my clients property, and due to the fall in the ground, the ridge of the new building will be a maximum of 2m above the current hedge line (approximate dimensions)



- 3 They feel that the location of the photovoltaic cells will also be visually intrusive.
- 4 Whilst it is appreciated that the cills of the high level windows on the boundary will be above the eyeline, they will also be intrusive
- 5 They also have concerns about the practical steps that will need to be taken to build the extension, specifically the fixing of the vertical timber cladding, and the effect it may have on their hedge, bearing in mind the distance to boundary is shown as 310mm
- 6 They also wish to know if there are any issues in relation to the Party Wall Etc Act

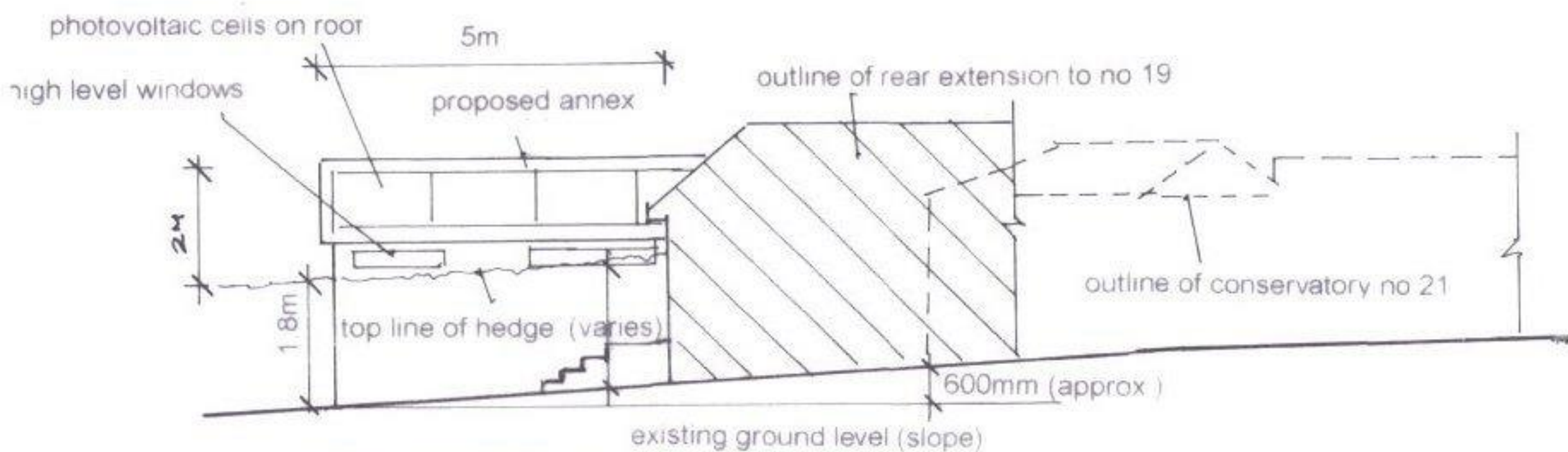
On these grounds they request that planning permission be **REFUSED**



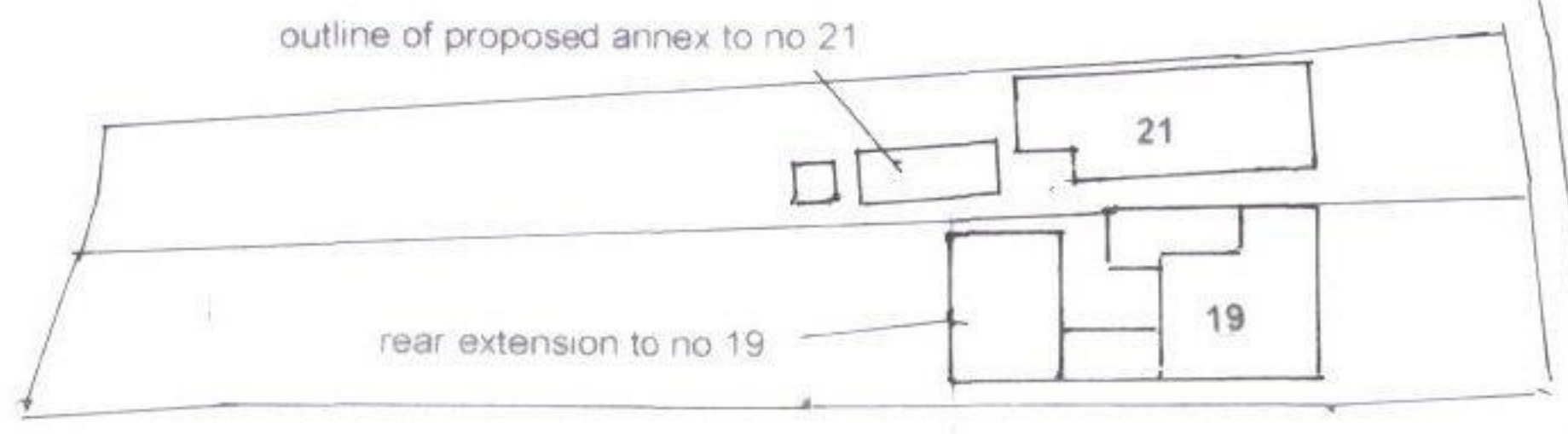
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**PART PROPOSED SOUTH ELEVATION EXTENSION
TO 21 NEW BRIGHTON ROAD, EMSWORTH
(with rear extension to no 19 superimposed)
(based on applicants drg P 01 A)**



**BLOCK PLAN OF 21 NEW BRIGHTON ROAD
EMSWORTH (1:500)
(with rear extension of no 19 superimposed)
(based on applicants drg P 02 A)**



**WEST REAR ELEVATION & LOCATION OF WINDOWS
NO 19 NEW BRIGHTON ROAD**



all dimensions approximate

RIBA

Chartered Practice

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JOB: Comments on planning application
at 21 New Brighton Road, Emsworth
LOCATION: 19 New Brighton Road, Emsworth
DRG TITLE: Technical information: plans and elevations
SCALE: 1:100 1:500 DRAWN: JG
DRG NO: 16/28/1 DATE: 04 July 2016