



Planning Officer
Planning Department,
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire,
PO9 2AX.

19th March 2026

RE: Planning Application no APP/26/00135, 21 Wensley Gardens, Emsworth.

Dear Sir or Madam.

We are writing to formally object to the proposed extension at 21 Wensley Gardens, Emsworth, [REDACTED]

Our main concern relates to the first-floor level of the proposed extension [REDACTED]

The proposed development, by virtue of its scale, height and massing, would have an overbearing impact [REDACTED]

[REDACTED] Having a structure of this magnitude [REDACTED]
[REDACTED] would result in an intrusive and dominant feature [REDACTED]

[REDACTED] The proximity of such a massive brick wall would be detrimental to the character [REDACTED]
[REDACTED] harming the outlook [REDACTED]

[REDACTED] As such the proposal doesn't comply with the Havant Borough Local Plan Policy CS16 which planners use to ensure new buildings don't overshadow neighbours or create gloomy living conditions.

Furthermore, at present there is [REDACTED] that could be described as a half-window high up in the west side of number 21. [REDACTED]

[REDACTED] With the new proposal, this is being replaced by a full-length window [REDACTED]

[REDACTED] There would appear to be no need for this walk-in wardrobe window. This wardrobe could receive light from both the proposed new rooms, and indeed the adjoining bedroom by putting internal windows above the doors. [REDACTED]

There is also a proposed new west facing utility window downstairs. [REDACTED]

[REDACTED]

[REDACTED] Again, this proposed room would have a window on its south side. This south facing window should be adequate to provide sunlight to the expanded utility room while preventing direct overlooking [REDACTED]

[REDACTED]

On the whole, planning policies try to safeguard the residential amenity of neighbouring properties, such as outlook, privacy and protection from overbearing development. This proposal, as it stands, does not appear to adequately consider these impacts.

If the planning authority is thinking of approving the application, we would ask that conditions are set to reduce the harm, in particular, with both new windows on the west side of the house, referred to above, being removed from the plans to prevent overlooking.

To summarise, the mass, height and bulk of the proposed first floor extension to 21 Wensley Gardens would seem to be an insensitive development that is overly prominent, bad for the Wensley Gardens character and damaging for the rear gardens of the adjacent properties.

Consequently, for these reasons, we ask that you and your colleagues in the planning authority carefully consider the impact of this proposal on neighbouring residential amenity and refuse the application as currently presented.

Thank you for your time and consideration.

[REDACTED]