[redacted]

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

14th May 2026

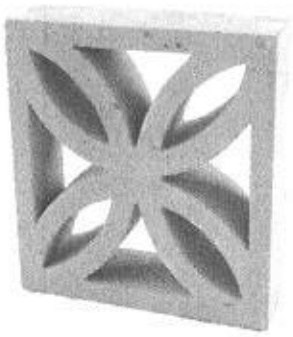
VANT BOROUGH COUNCIL
15 MAY 2026
RECEIVED

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

Dear Sir or Madam.

Though we appreciated the changes to the proposed extension at 21 Wensley Gardens, Emsworth, that borders the back of our property, [redacted] we are writing to formally object to this development.

The proposed development, by virtue of its scale, height and massing, would have an overbearing impact on both our property and those of our next-door neighbours. Having a structure of this magnitude placed immediately next to the boundary would result in an intrusive and dominant feature when viewed from our house as well as our rear garden. The proximity of such a massive brick wall would be detrimental to the character of our property and create a strong feeling of enclosure, harming the outlook and enjoyment of our back garden as well as the rooms to the rear of the house. 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.



The amended proposal still has a proposed new west facing utility window downstairs. It would be only approximately 1m from, and higher than, our boundary wall. What is of importance also is that the boundary wall contains "Screen Wall Leaf Blocks", one of which is where the proposed new west facing window would go. Having a new west facing window in that position would be a real intrusion on our privacy.

This south facing window in the proposed new utility room should be adequate to provide sunlight to the expanded utility room. Thus, the west facing utility window could be removed, the room would still have natural light, and this would prevent direct overlooking of our property, a clear and unacceptable loss of privacy.

We spend a considerable amount of time in our back garden. We enjoy growing plants in our greenhouse, adjacent to the boundary wall, as well as tending to plants and shrubs outdoors. We are concerned that the decrease in natural light will diminish our enjoyment in the garden as well harm the shrubs and trees near this wall, thus also having a knock-on effect on the birds, hedgehogs, etc. The tree roots may also be damaged by work on the foundations for the proposed extension.

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, allowing no windows on the west side of the house, thereby preventing 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.

Yours faithfully,

[redacted]