4/5/26

[redacted]

Mr Furmidge
Havant Borough Council
Planning Department

28 April 2026

Reference: APP/26/00232

Site Address: 63 Geoffrey Avenue

Dear Mr Furmidge

Thank you for your letter dated 15th April 2026. I write to register our **OBJECTION** to planning application **APP/26/00232** for a rear extension at **63 Geoffrey Avenue**.

This proposal appears materially similar to the previous application **APP/24/00828**. We ask the Council to have full regard to the objections previously submitted, the Planning Committee minutes dated **24 April 2025**, and the Appeal Decision dated **8 September 2025** by Inspector **Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI**, appointed by the Secretary of State, which was **dismissed**.
In light of that decision, we are concerned as to why a substantially similar scheme has been resubmitted.

Reducing the proposal by approximately 2 feet does not remedy the fundamental harm previously identified, and it would not restore adequate natural light to our home.

1. LOSS OF LIGHT

The proposed height remains approximately **3 metres**. As the Planning Committee saw during the previous site visit, this is excessive in relation to the area from which we currently rely on daylight. [redacted] Both the Planning Committee and the Planning Inspector previously concluded that a building of this scale and position would significantly reduce [redacted] outlook and daylight and would darken the area beyond. These impacts should also be a key consideration in determining whether [redacted] would be left with unacceptably poor living conditions.

[redacted]

In addition, the proposal appears likely to fail the **45-degree rule** and would cast an unacceptable level of shadow [redacted]

[redacted]

For these reasons, we object on the grounds of loss of light, overshadowing and an overbearing impact.

2. WELL BEING OF OCCUPANTS

[redacted]

3. OVERBEARING

The rear extension would be similar in length and height to the extensions at **Nos. 59 and 61** (owned by the applicant/owner) [redacted] Those examples illustrate how overbearing and visually intrusive this structure would be [redacted]

* Please See additional paragraph on online additional letter from me.

Plans alone can give the impression of a modest single-storey extension, but they do not convey the true scale and impact on neighbouring amenity. This is why the previous Planning Committee site visit was so important in demonstrating the harm to outlook, light and overall residential amenity—matters that were also addressed in the earlier decision-making and appeal process.

4. PRIVACY

[redacted]

5. OFFICE AND PARKING

The drawings appear to describe the front room as an "Office" which is in itself misleading. We understand this space is used for a small cosmetics business, which is not in itself our objection. However, other neighbours have raised concerns about the number of vehicles parking on the road and on the kerb while customers attend appointments. If the Council is minded to approve the application, could a condition be considered requiring customer/visitor vehicles to be accommodated on **No. 63**'s driveway, which appears large enough for two cars.

This would be in the interests of highway safety and in accordance with **Policy DM13** of the Havant Borough Local Plan (2011).

6. MAINTENANCE

[redacted]

[redacted]

7. OVERDEVELOPMENT

The plans do not appear to reflect the wider set of works already being carried out, including a games room/outbuilding, swimming pool and sunken patio. An outbuilding of approximately **2.5 metres** in height is already being erected across an approximately **11-metre** section of the remaining garde[redacted]

The council website shows this building in APP/25/00064 (dated 29/01/2025) however, again there was no notice to residents or indeed NO planning departmental decision notice shown on the council website application even though the building is presently being erected and the plans show an almost 15 meter area of the curtilage being built upon. Even though plans for APP/26/00232 were submitted on 02/04/2026 the proposed block plan FAILS to show this outbuilding – Why?

We ask the Planning Department to consider and demonstrate to us by way of a drawing so that we can comprehend, how the proposal complies with any applicable guidance on garden coverage/curtilage, including the **50% curtilage** guideline (where relevant).

The scale and bulk of the proposed extension would also cause significant harm to the outlook [redacted] resulting in a materially poorer level of residential amenity.

While there are extensions at **Nos. 59 and 61**, these were undertaken without objection because both adjoining occupiers carried out similar works at around the same time by mutual agreement. That situation is materially different to this case. [redacted] no automatic **precedent** should be assumed and the proposal should be assessed on its own merits and impacts.

SUMMARY

The proposed extension would not adequately safeguard living conditions in terms of outlook, overbearing impact and daylight [redacted] Accordingly, the proposal conflicts with **Policy CS16** of the Havant Borough Local Plan (Core Strategy) (2011) and with Government policy at paragraph **135(f)** of the National Planning Policy Framework (revised December 2024).

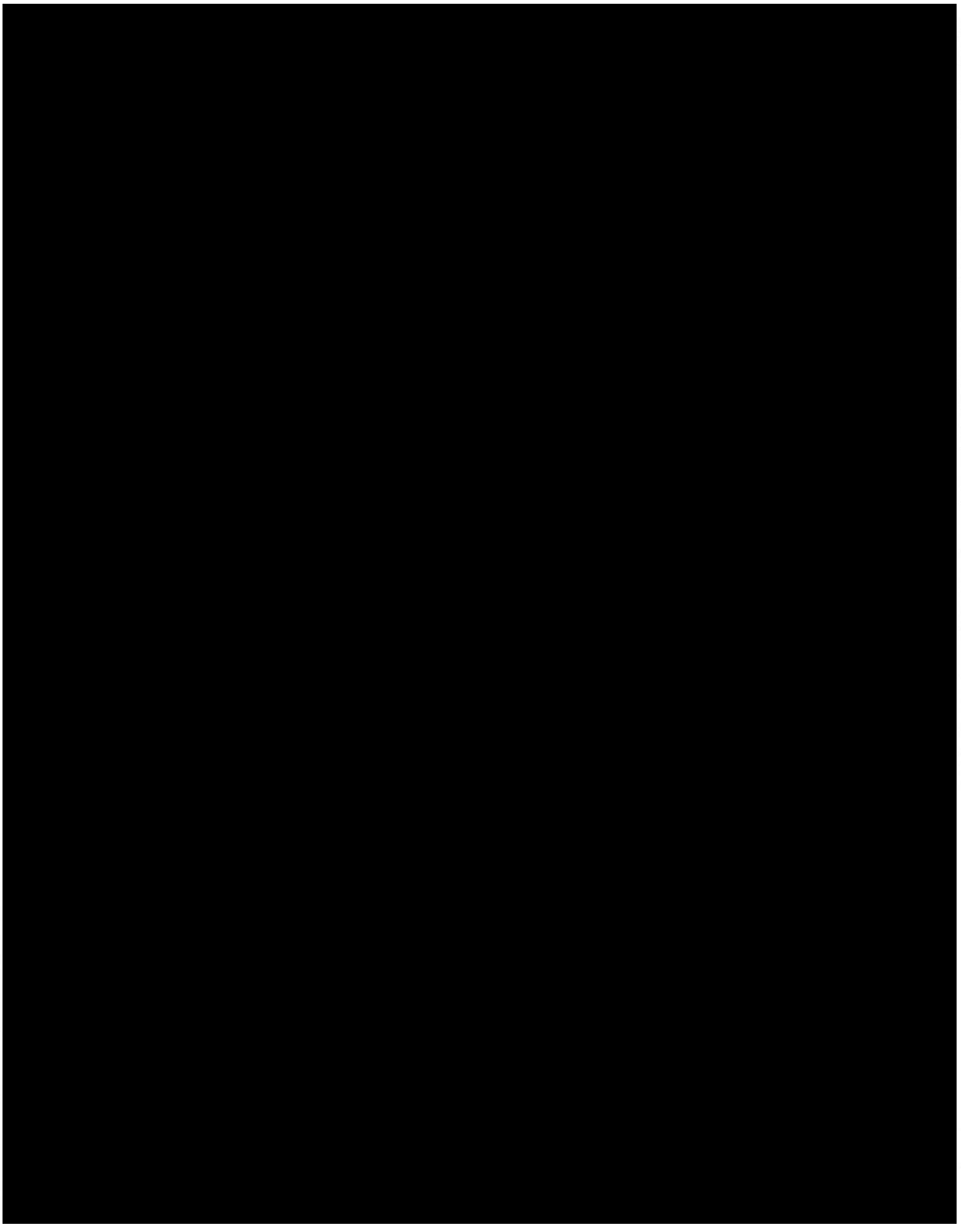
It is regrettable that we have had to object, as we seek to maintain good relations with our neighbours. However, the loss of light and the overbearing nature of the proposal would have a severe and lasting impact on our day-to-day living conditions and wellbeing. For the reasons set out above, we respectfully request that the application is **refused**.

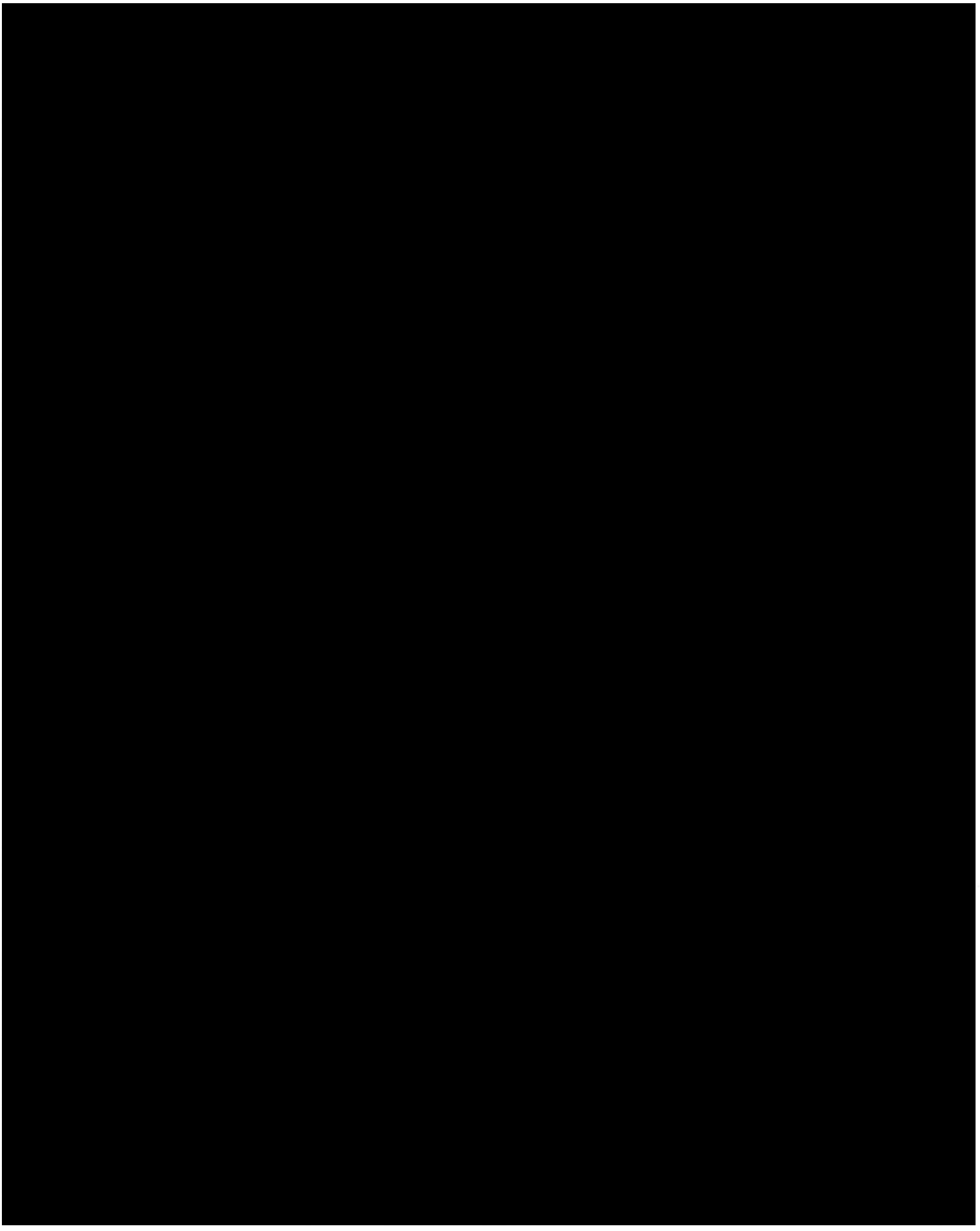
Thank you for your time in considering this objection.

Kind regards

[redacted]

For the attention of: Mr Tim Furmidge – Planning Officer
Reference: Application APP/26/00232





Planning Inspectorate

Appeal Decision

Site visit made on 8 September 2025

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 October 2025

Appeal Ref: APP/X/1735/D/25/3368912
63 Geoffrey Avenue, Waterlooville PO7 5BH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Gary Newing against the decision of Havant Borough Council.
- The application Ref. is APP/24/00828.
- The development proposed is a single storey rear extension measuring 3.78m in depth from the existing conservatory wall; enlargement of front dormer to reflect other properties within the street scene and enlargement of rear facing flat roof dormer; removal of gable roof over front bay window and insertion of pitched roof light to the front elevation.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed rear extension on the living conditions for the occupiers of No. 65 Geoffrey Avenue as regards outlook and light.

Reasons

3. Nos. 63 and 65 are a pair of semi-detached properties with the building footprint either adjoining or close to the flank boundaries of the combined site. The appeal scheme includes a single storey flat roof rear extension which the Officer's Report explains would involve the removal of an existing rear outshoot and conservatory and extend a further 3.78m into the garden at a maximum 3.1m height and 5.8m width. At this width the extension would extend to the boundary with No. 65 but with a depth 0.8m less than that of the existing conservatory at this neighbour.

4. As part of my visit to assess the appeal scheme, at the suggestion of the Council I visited No. 65. In the conservatory there is currently a view through the existing side windows over the boundary fence of a substantial area of sky and indeed the crown of a large tree which appears to be in a garden beyond No. 63.

5. The 3m height of the proposed extension would close down much of that outlook at close quarters with the remaining aspect limited to the 0.8m shortfall of the extension at the rear. And whilst I have noted the mitigating factors of the other windows in the conservatory in the Officer's Report, I consider that the effect of this enclosure would be one of significantly reducing the amenity of the conservatory in respect of outlook.

6. The outlook over No. 63 is almost due south and consequently the proposed addition would also have a substantially adverse impact on the light currently

enjoyed in the conservatory by the occupiers of No. 65. Furthermore, the living room of this dwelling which leads into the conservatory almost wholly relies on the conservatory windows for its light, and at the time of my visit the light level inside this room was already noticeably poor. Bearing in mind that my visit was late morning in early September on a sunny day, I consider it reasonable to conclude that if the appeal scheme were to go ahead, the result would be an even darker room for a substantial part of the year, comprising wholly unacceptable living conditions.

7. I have had regard to all the points raised in the grounds of appeal and indeed the Officer's Report which considered, on balance, that there would not be an unacceptable impact on both outlook and light. The point was also made that the existing clear glazing of the conservatory fenestration facing No. 63 was originally precluded by a condition requiring obscure glazing.

8. Be that as it may, I am satisfied that the proposed extension would not adequately safeguard the living conditions as regards outlook and light for existing and future occupiers of No. 65. Accordingly, the proposal is in harmful conflict with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and with Government policy in paragraph 135f) of the National Planning Policy Framework, revised December 2024.

9. The appeal therefore fails.

Martin Andrews

INSPECTOR

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 24 April 2025

Present

Councillor Brown (Chairman)

Councillors Diamond, Shimbart, Hagan, Horton, Tansom, Lind, Robert and Hulls

128 Apologies for Absence

Apologies for absence were received from Councillor Keast.

129 Minutes

RESOLVED that the minutes of the Planning Committee held on 13 March 2025 and the minutes of the Site Viewing Working Party held on 17 April 2025 be approved as a true record and signed by the Chairman.

130 Declarations of Interests

The following declarations of interests were received:

Councillor's Name	Agenda Item No.	Pecuniary or Non Pecuniary Interest	Reason
Councillor Diamond	4(b)	Non Pecuniary	Has expressed a strong public opinion and formed a conclusive view

131 APP/24/00017 - Laburnums, St Peters Road, Hayling Island, PO11 0RT
The site was viewed by the Site Viewing Working Party

Proposal: Erection of a stable block.

The Committee considered the written report and recommendation from the Head of Planning to **Grant Permission**

The Committee received supplementary information, circulated prior to the meeting, which included:

1. a written deputation submitted on behalf of the applicant; and
2. an update sheet which included details on the proposed height of the stable block compared to the existing garage.

The Committee was addressed by:

1. Mr Robinson, the applicant's agent, who reiterated the issues set out in the written deputation submitted on behalf of the applicant.

   In response to questions from members of the Committee, Mr Robinson:
   - Confirmed that there are 7 horses, 2 domestic and 4 racehorses.
   - Advised that the horses are not always all on site at the same time.

The officers commented on the issues raised by public speakers and in the written submissions as follows:

- Officers accept and recognise the historic use of the site for horses.

In response to questions from members of the Committee, officers:

a. advised that applications are always open to new applications, however, todays purpose is for the application presented at this time
b. officers are satisfied that these are not commercial stables

The Committee discussed the application in detail together with the views raised by deputees.

Members accepted that the applicants have embraced changes an amendments to make the application more agreeable and acknowledged that environmental services have no objections.

The Committee moved to vote on the officers' recommendation to grant permission.

RESOLVED that application APP/24/00017 be granted permission subject to:

1 **GENERAL**

The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans

Location & Block Plan - Drawing No. 01F
Proposed Elevations - Drawing No. 02A

Documents

Flood Risk Assessment by GeoSmart dated 7/2/25
Email dated 10/3/25 from agent

Reason: - To ensure provision of a satisfactory development.

3 The stables hereby permitted shall only be used for the keeping of horses ancillary to the occupation of the dwellinghouse known as Laburnums and shall not be used for any commercial or residential purposes.

Reason: The location of this site is unsuitable for the establishment of this type of activity or use having regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 The number of horses on the land shall be restricted to no more than six.

Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 **PRIOR TO COMMENCEMENT**

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7 **PRIOR TO USE**

Prior to the commencement of the use of the development hereby permitted, the rainwater harvesting system, together with the proposed soakaway system shall be fully implemented in accordance with the approved Flood Risk Assessment and thereafter retained and maintained for the lifetime of the development.

Reason: In the interests of flood risk and the efficient use of resources having due regard to policy CS14 and CS15 of the Havant Borough Local Plan Core Strategy 2011.

8 Prior to the commencement of the use of the development hereby permitted, the manure collection bay as shown on Drawing No. 01F shall be made available and shall thereafter be the only place on the site used for the storage of horse manure generated by the proposal.

Reason: In the interests of amenity having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

131a APP/24/00828 - 63 Geoffrey Avenue, Waterlooville, PO7 5BH

Councillor Diamond stepped away from Committee and into the Public Gallery for this item.

The site was viewed by the Site Viewing Working Party

Proposal: Single storey rear extension measuring 3.78m in depth from existing conservatory wall, enlargement of front dormer and enlargement of rear facing flat roof dormer, removal of gable roof over front bay window and insertion of pitched roof light to front elevation.

The Committee considered the written report and recommendation from the Development Manager to **Grant Permission**.

The Committee received supplementary information, circulated prior to the meeting, which included:

1. A written deputation submitted on behalf of the applicant and objector; and
2. An update sheet which included responses to questions raised at the site view; and
3. An update to the planning history and a minor correction to report

The Committee was addressed by:

1. Mr Acton, the objector, who reiterated the issues set out in the written deputation submitted.

In response to questions from members of the Committee, officers:

a. Advised that the proposed kitchen/diner is proposed to be sited up to the boundary;
b. A render finish is proposed for the finish of the wall against the boundary at 65, a specific condition could be added if materials are a concern;
c. Advised that a beauty office if present may be ancillary to use of the property but any concerns in relation to the use would need to be raised with the Planning Enforcement team to investigate;
d. A detailed explanation was provided in relation to the assessment of the 45 degree line tests from the Borough Design Guide SPD on the neighbouring conservatory and to the rear lounge windows at No. 65 in particular with regard to light;
e. South side elevation shows downpipe for rainfall on flat roof, away from the immediate neighbour; and
f. Annex 2 shows the angle from the centre line of French doors as the SPD requires.

The Committee discussed the application in detail together with the views raised by the deputee.

Members were minded to consider the scale of the proposal and the impact of light loss to the neighbouring property.

The Committee moved to vote on the officers' recommendation to grant planning permission.

Following the vote the recommendation was **LOST** with 1 For and 7 Against.

It was proposed by Councillor Hulls, Seconded by Councillor Tansom, to **Refuse Permission** for the reasons set out below.

Following a vote of 7 For and 1 Abstention it was:

RESOLVED that application APP/24/00828 be refused for the following reason:

The proposed rear extension would, by reason of its design and sighting adjacent to the boundary with number 65 Geoffrey Avenue, result in an unacceptable loss of light and an overbearing relationship to the harm of the residential amenities of number 65.

The proposal would therefore conflict with Havant Borough Local Plan (Core Strategy) 2011 Policy CS16, Havant Borough Design Guide 2011 and the National Planning Policy Framework.

131bAPP/24/00698 - Public convenience and St Johns ambulance opposite, Rails Lane, Hayling Island

Proposal: Change of use of vacant former St John's Ambulance Office as a use class E coffee kiosk/cafe including external alterations to provide serving hatch/ window

The Committee considered the written report and recommendation from the Head of Planning to **Grant Permission**.

The Committee received supplementary information, circulated prior to the meeting, which included:

1. an update sheet which included amended and additional conditions

In response to questions from members of the Committee, officers:

a. advised that it would be the private applicant carrying out the work under a separate lease. However, the Council will decide the rights and responsibilities of who undertakes external works etc.;
b. advised there will be commercial bin and bin provided by applicant;
c. advised toilet doors are on north elevation; and
d. performance area includes buffer zone between the performers and building.

The Committee discussed the application in detail.

Members were encouraged by the proposal bringing refreshment and amenities to the area.

Members were minded to be aware of the need for bins and efficient rubbish collection. The Committee were advised that condition 3 expressly talks about the arrangements for waste.

The Committee moved to vote on the officers' recommendation to grant permission.

RESOLVED that application APP/24/00698 be granted permission subject to:

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

REV 02 LOCATION AND SITE PLANS EXISTING & PROPOSED PLANS & ELEVATIONS
REV B PLANNING, DESIGN & ACCESS STATEMENT 27th February 2025
FLOOD RISK ASSESSMENT 12th August 2024

Reason: - To ensure provision of a satisfactory development.

3 Provision for Waste & Litter
All waste provisions as stipulated in paragraph 4.3 of the Design and Access Statement (REV B) shall be implemented as approved.

Reason: To ensure that the development does not detriment local amenity of the public realm, or contribute unacceptably to the support of local pest populations; in line with policy DM5 & DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework 2024.

4 The premises hereby permitted shall not be open to the public except between the hours of: 0700- 2200 hours Monday- Sundays

Reason: To ensure that the facilities are appropriate to be ancillary to the wider use of the sea front and have a limited impact on the character and appearance of the site having due regard to Policies CS11, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

5 No tables or chairs shall be left outside the premises after 19.30 hours each evening, after which all tables and chairs shall be moved and stored inside the premises. The location and number of external tables and chairs shall be limited to reflect the following plan labelled:

REV 02 LOCATION AND SITE PLANS EXISTING & PROPOSED PLANS & ELEVATIONS

There shall be no more than two tables externally.

Reason: In the interests of the appearance of the site and the visual amenities of the surrounding area and in the interest of crime prevention and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 The range of food sold at the premises shall be in accordance with the written details contained in the Design and Access Statement (REV B). There shall be no change in the range of food sold unless appropriate measures are undertaken and agreed in writing by the Local Planning Authority.
At no time shall a cooking process other than the preparation of hot beverages, toasting of bread and paninis or heating of food in a warming oven / microwave oven take place within the café/kiosk hereby permitted unless otherwise agreed by the Local Planning Authority

Reason: To protect the amenities of occupiers of surrounding properties and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National.

The meeting commenced at 5.30 pm and concluded at 7.18 pm

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Chairman