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Deputation for 40 Oakmeadow Close

Good evening committee members –

Most of you will have seen the property for this application on the site viewing and my apologies for not being able to join you last Thursday. However, I have visited this site again in the last few days specifically to look at the impact of the proposed application and why owners of neighbouring properties have taken the time to write and object and I still am of the same opinion that this proposal needs to be debated and challenged and ultimately refused.

My reasons for calling this to committee was that I felt the proposed application will have a detrimental impact on the neighbouring amenity due to the negative effect on the character and appearance and also overshadowing and loss of privacy for the neighbours.

Like the neighbours of 40 Oakmeadow Close I object to both the original plans and the amended plans .

The two windows at the rear of the property will cause a considerable problem with privacy. The height of the loft conversion outlook will be hugely intrusive – even evasive – to the neighbours’ homes and gardens. Taking out the Juliette balcony does not reduce the privacy issues- The height of the loft conversion is the same!

The height of the windows will overlook the neighbours gardens. There are already 4 windows on the second floor of the property which overlook some neighbours gardens and the rear of the properties. To allow the addition of a further two windows at a greater height will mean many properties and gardens being totally overlooked.

There will be no privacy and therefore – little enjoyment of the neighbours’ homes and gardens without fear of being viewed.

There will also be an environmental impact from the added light from artificial light in the evenings and the sound from when windows are opened on the conversion .

The property was not designed for this as a semi detached house, backing onto other houses with gardens. It would have been originally planned to allow some

privacy and lower impact from environmental issues. This development will breach those factors and impact the neighbours' home and lives in a very detrimental way.

Viewing the property from the road and on "Streetscene" in its residential setting I could not see any other property with such an extension so it would set a precedent for others and change the streetscene and this particular neighbourhood with its 'existing pattern of development' forever.

At the moment the design and build of the local properties do not disrupt the character and setting of the street or the gardens at the rear. This extension will change these principles and bring about an unacceptable loss of privacy for the occupants of neighbouring properties and a detrimental impact on the neighbouring amenity as a whole.

They say an Englishman's home is his castle and while I accept that this can not always be maintained -surely in such a residential neighbourhood – every one of the neighbours to no 40 Oakmeadow Close should be entitled to enjoy their gardens with a degree of privacy! This will be totally reduced by this development.

Proposed works should not adversely affect the occupied properties adjoining and surrounding the property – particularly with overlooking and outlook and surely it is up to us as a local authority to protect the living standards of local residents.

The amended plans to the south/rear, now appears more like the property has a third floor not a loft conversion.

Surely dormer windows should be in proportion to the roof and the roof slope so they are not a dominant feature and do not look out of place with the property and the wider area. Obviously in this case this would limit the available space provided by the extension but does that mean planning permission should be granted to this current plan for no 40 Oakmeadow Close?

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9<sup>th</sup> June 2023

**For the attention of:** Havant Borough Council Planning Committee

**Subject:** Deputation for Planning Application ref: APP/22/01176.

Dear Sir/ Madam,

I am writing in relation to planning application ref: APP/22/01176.

My wife, [REDACTED] and I are [REDACTED]. I write this deputation to hopefully explain our reasoning behind the planning permission request for a loft conversion on our family home. These two words 'family' and 'home' are key in what we are seeking to achieve.

We have lived in the property for just over 5 years and have loved our time here. From the friendly Oakmeadow neighbours and the quiet location, to the green space at the end of the cul-de-sac and the park and nature reserve just over the road, we feel it is a great place to build our family.

Just over a year ago our family grew when our little boy, [REDACTED] joined us. Our goal in life is now to provide him with the best possible opportunities to succeed and grow whilst having fun and enjoying each day. Providing him, and hopefully his siblings in future, the space and freedom do that is all we are looking to achieve through the changes requested in the application.

Whilst many properties in the area are being redeveloped by builders / investors looking for quick profit, our application and potential improvement is not financially motivated. In fact, in assessing whether completion of the work would be achievable financially for us as a family, initial discussions with an estate agent and building firms highlighted that the end result would likely be cost neutral. However, our goal is not short term gain on the property but simply to build the best family home, in the nicest location we can afford. We believe [REDACTED] is the place to do that.

The additional space afforded by the loft conversion will allow us to maintain a guest bedroom for my Mum whilst giving [REDACTED] his own space. [REDACTED] having his Granny stay with us a couple of nights a week to provide child care when [REDACTED] returned to work has been great for his early development and we hope that can continue. As he gets bigger we feel a dedicated space is critical for his learning and continued development, something which can only be achieved in this property through expansion. We would love nothing more than to continue raising our family here and give [REDACTED] and potential future siblings, everything needed for success. Our goal is truly to make a house our family home for many years to come and we hope to be able to do that in [REDACTED]

Thank for your time and for listening to our story, I hope it can go some way to seeking your approval on our application.

Regards

Mark Greenway  
[REDACTED]

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**Written deputation for proposed loft conversion at  
40 Oakmeadow Close, Emsworth, PO10 7RL.  
(ref: APP/22/01176)**

**Issued June 2023**

Both the applicant and agent have worked closely with the case officer (Ms Denise Sheath) to ensure that the current design for the proposed loft conversion satisfies both client needs and that of Havant Borough Council planning team.

Discussions relating to the type and size of dormers as well as the general positioning of windows have been carefully considered throughout this application process to ensure that the privacy of immediate neighbours is taken into consideration.

The two dormers proposed to the North (principle) elevation are small in scale and have pitched roofs in keeping with the existing roof.

The dormer to the rear, has been designed using the guidelines of that, which would normally be allowed under Permitted Development, with windows which are smaller and/or on par with the existing south (rear) elevation.

It is proposed that the materials used in construction for both dormer types will reflect those commonly seen in and around the local vicinity, most notably Westwood Close.

Using the Havant Borough Council Design Guide as well as similar examples locally, the agent has, in his opinion put together a proposal which reflects the wider local vernacular and has minimal impact on properties nearby.

This stance is also shared by the case officer, who has recommended planning approval.

To conclude, the proposal to convert the existing loft space will not detract from the host dwelling nor will it have any detrimental effect to other properties situated nearby. We, therefore, respectfully request that the Planning Committee allow the application and grant planning permission.

**Jimmy Bessant**  
Architect and director  
JB Architecture Design Ltd.

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