

Fao: Charlie Vallis – Case Officer

Application: H/26/100723

**Subject: Objection to completed garage roof height increase –
H/26/100723 – Retrospective Planning 51 Southern Road, West End, Southampton
SO30 3EW**

I am writing to formally object to the recently completed alterations to the garage located forward to the principal elevation of the neighbouring property, which is situated immediately adjacent to our boundary and directly in front of our living room window.

Description of Completed Works

The works involved:

- Removal and rebuilding of two parapet walls forming part of the garage roof
- Raising the height of the remaining two walls to match the rebuilt parapet sections
- Installation of new roof timbers at the increased height
- Application of an EPDM flat roof finish with roof light

It appears that the two walls that were originally constructed at a lower height were deliberately designed in that manner to avoid an overbearing impact on, and to preserve natural daylight to our living room window.

Key Measurements

- Distance from our living room window to the garage wall: **0.95 m**
- Distance from boundary to garage wall: **0.30 m**
- Distance from our living room window to the boundary: **0.65 m**
- Height of the new sloping roof section: **2.6 m**
- Height of the flat roof section: **Unknown but higher than 2.6m on the front end**
- Distance from our living room window to ‘step’ in roof (which has an increased height): **1.85 m**

Impact on Amenity – Right to Light & Overbearing Effect

The submitted plans and elevations do not appear to show the existence or position of our west-southwest facing living room window, nor do they demonstrate the significant impact of the increased roof height on that window.

We have enjoyed uninterrupted natural daylight through this window, openly, peaceably and without consent or interruption for over 30 years — a period exceeding the 20-year prescriptive period for a right to light.

The raised roof now creates:

- a pronounced overbearing and overshadowing effect
- a strong sense of visual enclosure and dominance
- a substantial reduction in natural light entering our principal living room

This represents a serious loss of residential amenity.

Design & Street Scene Considerations

The new roof design and choice of materials (EPDM covering) are not characteristic of other properties in the locality and appear more typical of a rear outbuilding than a structure visible from the public highway.

The increased height and uniform parapet level now make the roof visually dominant when viewed from Southern Road, significantly harming the street scene. The previous arrangement — with lower sections on two sides and parapet walls concealing the earlier corrugated roof — was considerably more sympathetic and maintained an acceptable brick façade presentation to the front elevation.

Surface Water Drainage Concerns

The roof slope has been reversed and steepened, causing rainwater to discharge into a poorly designed gutter/downpipe system discharging directly onto the ground only a few centimetres from our boundary wall (and overflowing close to our property foundations) rather than into the previously provided rainwater gulley system on the opposite side of the garage.

During moderate rainfall, the increased velocity causes water to overshoot the guttering. The current rainwater goods are inadequately designed:

- The downpipe runs vertically, then almost horizontally along the ground
- It lies unsecured for approximately 2 metres directly against our boundary wall
- The shallow footings (≈ 200 mm deep) are vulnerable to potential frost heave and water-related damage.

Surface water must be managed entirely within the curtilage of the property and must not be directed against neighbouring boundary walls or footings. The present arrangement is unsustainable and risks exacerbating long-standing localised flooding issues observed at the Southern Road / Moorhill Road junction.

Lack of Notification

Despite the garage being only 0.30 m from the boundary and the works directly affecting the outlook and daylight to our principal living room window (0.95 m away), we received no formal prior notification or opportunity to comment on the proposals.

I note that the increased roof height appears to have been driven by internal floor levels within the garage. A more considerate design solution could have involved lowering the internal floor to ground level, which would have preserved a far more neighbourly scale. The pre-existing structure has provided adequate headroom for over 40 years without modification.

Conclusion

Had the proposals been subject to proper neighbour consultation, it is likely that a more sympathetic roof design could have been achieved before alterations commenced — one that would have:

- preserved adequate daylight to our living room,
- avoided an overbearing impact,
- respected the character of the street scene, and
- provided appropriate surface water management.

Relevant photographs and video evidence have been submitted separately to the Planning Department.

I respectfully request that the impact of these works be fully assessed against current Planning Policy, Building Regulations, and Residential Amenity considerations, and that appropriate enforcement or remedial action be considered.

Thank you for your attention to this matter. I am happy to provide further information or clarification if required.

Yours sincerely

Elaine Smith

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