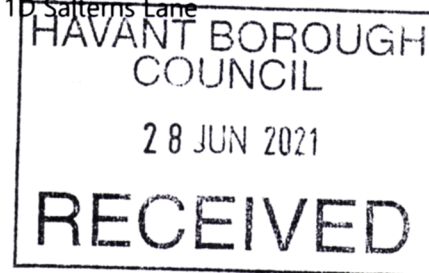


Steve Percy

From: Steve Percy <percy.steve@btinternet.com>
Sent: 25 June 2021 10:28
To: planning.development@havant.gov.uk
Subject: Attn: Drew Blackman : Ref APP/21/00524 11D Salterns Lane

Importance: High



Hello Mr Blackman

Ref APP/21/00524

We are the direct neighbours of 11D Salterns Lane – our address is 11C Salterns Lane, Hayling Island, PO11 9PH.

Please see below our comments in regard to 11D Salterns Lane, if you require any clarification on our points please feel free to contact me by email or phone.

We look forward to your response to our comments.

Background:

We accept the principle that 11D will have a summer house in the rear garden of the property.

We understood that initial intent was of a Summer house similar in dimension to ours at 11C Salterns Lane, 3.0M by 3.5m with a height of 2.4m, to be sited in a similar position to that currently proposed.

We indicated to the applicant we would support the Size (3.0m by 3.5m with a height of no more than 2.4m) and approximate position as indicated in the current application.

We were then informed by the applicant that the architects advise / tactic was to go for a very large summerhouse with a view that HBC and CHC would seek a reduction in its size.

We wrote to the applicant stating we believed that the approach of 'extra-large' would not receive our support due to potential overbearing mass/size, at this time we had no sight of the proposal, we also advised on the fact that HBC have a planning condition on 11C that most of the fence in the rear garden is restricted to 900mm in height – this is detailed in the planning conditions for 11C (1992 to 1995) and various letters to and from 11C and HBC.

Objection:

We cannot support this application as the sheer overbearing mass of the building with a footprint of 6.0m by 4.0m but with a roof profile of approx. 7.2m by 5.1m, and a height from the ground of at least 3.5m will be detrimental to the enjoyment of our property, 11C Salterns Lane, coupled with that we feel it absurd the council can restrict via planning conditions (still in force) on our property for over 25 years that dictate a fence of no more than 900mm in height in the majority of the rear garden only to permit a massive structure in 11D that will negate the said planning condition on 11C.

Existing Planning Condition:

Specific to this application 21/00524 it is a material fact that HBC have in force a planning condition detailing the height of the fence between 11C and 11D, this is from the North boundary (water) to the South boundary (Driveway), varying heights are specified for the entire length of our property. This requirement is backed up by covenants on both properties to comply with the planning conditions. When we contacted the council in 2017 (when purchasing) were informed the condition was not likely to be changed, in 2018 we asked if we could install a larger panel in our drive area, again we were informed of the condition of planning detailing the various heights of the fence that is allowed was in force.

HBC can see from the documents on file the planning conditions and the various letters sent between 1992 and 1995, we assume that HBC will have further notes detailing why all the planning conditions were and are applicable to 11C.

It seems absurd that HBC would allow a 3.5m plus height by over 7m long structure to be installed alongside the fence were 11C have a condition restricting the height of the fence to a low level (900mm) from the water upwards exactly where the proposed structure will be sited.

11D has planning permission and until recently had structures of a shed and summer house (Ref. No: 94/59102/000) – these were placed much closer to the dwelling and next to the fence but at a point where the fence is at its maximum height – we had assumed that HBC had granted permission for these structures in 1994 taking to account the planning condition on 11C for a 900m fence between the properties for the majority of the rear garden.

Height of Structure:

We were assuming the height of the finished structure will not be more than 2.4m, as we experienced this restriction on our summer house.

However the height, for this application, is not shown on the drawings – see 21041-421, it appears to be at least 3.5m from ground level.

The height of the structure and the composition of the roof would indicate that the height is a significant factor in determining the effect on both neighbouring properties and the aspect from the harbour – is it a deliberate tactic not to show the height of the structure?

It would appear the height is proposed/intend is to be at least 3.5m.

The proposed building is sited on a foot print of 6.0m by 4.0m with a roof profile extending to 7.2m by 5.1m and the height appears to be at least 3.5m, added to the fact that the building is at an angle the effect from both the property and the property grounds of 11C will be an overbearing mass of excessive height, width and length.

Given the advice in relation to the application for a summerhouse at 11C (in 2018) from HBC planners, HBC Tree officers and CHC planners, was that 3.5m by 3.0m with a height restriction of 2.4m was the maximum size that would be allowed we would expect HBC to refuse this application on the grounds of an overbearing mass of structure that will curtail the enjoyment of neighbouring properties and users of the harbour.

Design Statement / notes on Drawings and Report:

We note the architects submission does not include a design statement thus raising questions that should be considered in the planning process.

In addition the drawings are inaccurate in some instances: some examples:

- Drawing 21041-102 is wholly inaccurate reference the positioning of the trees to the site and proposal.
- Drawing 21041-102 scale appears to be inaccurate 11C summer house 3.0m by 3.5m foot print , however when measured on the drawing it is shown square and compared to 11D proposal the depth is very similar i.e. not 1.0m larger on the smallest dimension. Scale and actual dimension

needs to be correct if drawings are part of permission. Full details of 11C summerhouse are available on the HBC website.

- Drawing 21041-102 inconstant measurement points, some to footprint others to roof overhang – misleading to bulk/mass of proposed structure.
- Drawing 21041-421 No Height shown for structure – a material omission due to the bulk/mass of the proposal.
- No indication of rain water drainage position
- Arboriculture Report: There is a misleading site boundary layout on page 6. It includes our property grounds.
- Rain Water Drainage – what is the design criteria for Rain Water dispersal? We note the Arboriculture Report makes suggestion 3.3.1.8.
- Arboriculture Report: 4.1 suggest no drainage channels near RPA
- Arboriculture Report: 3.6.2 – no services within the RPA , we would like to see the proposed services routing as the RPA for our tress does go into 11D garden.
- Due to amount of glass if lighting fitted this will have a significant effect i.e. Light pollution ‘Dark Sky’
- Arboriculture Report: 3.7.11, assumptions re future growth. TPO1380: We require that the HBC Tree officer makes specific records in relation to the works at 11D and any related damage that may surface in years to come to the trees in our property. Specifically Arboriculture Report 3.3.1.6 refers to root pruning of a tree on 11C property.

Summary:

We believe the current proposal will result in an overbearing mass that will adversely affect the enjoyment of our property, due to its design, appearance, effect on light and outlook.

We believe if approved it will negate planning conditions that have been in force on 11C for over 25 years, thus also the negate reasoning for said conditions.

We thus suggest:

- A significant size reduction, for example the structure to be 3.0 by 3.5m with a maximum of 2.4m in height, in order to reduce the oppressive effect caused by the mass of the structure.
- To relocate the Summerhouse to the location of the previous Summerhouse/Shed detailed under application 94/59102/00, with a maximum height of structure to be 2.4m

We also request that HBC consult with the Harbour Authorities, given the amount of glass and light emissions from a structure of this scale / size.

Regards

Stephen Percy

07900 580 603

email percy.steve@btinternet.com



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