



Virginia House

320, Sea Front

Hayling Island

PO11 0AZ

Havant Borough Council

Planning and Development

Public Service Plaza

Civic Centre Road

Havant

PO9 2AX

28th September, 2021

For the urgent attention of Ms Julie Terzoudis

Dear Ms Terzoudis

Re:- Your Planning Application reference APP/21/00969

My wife and I write, as owners and occupiers of 320 Sea Front, Hayling Island, PO11 0AZ, to **OBJECT** to proposals for a rear extension to, and garden annexe for 322 Sea Front, as proposed under Havant Borough Council Reference **APP/21/00969**. We have consulted with legal and planning advisers and our grounds for objection are set out below.

The rear extension to the main house is unnecessarily high and extends beyond what I understand would be permissible under permitted development rights, without purpose or justification. However, of far greater concern to us is the new annexe proposed. It is understood that this proposed new structure provides for the resulting building to be a permanent residence. Historically this has not been the case. In the covenant it is specifically stated that only three habitable dwellings shall exist, one each, on the properties now known as 320, 322 and 324 Sea Front, Hayling Island.

The annexe proposed is of monstrous proportions and of an ugly design, akin to a mobile home. It is wholly incongruous in design terms, as well as being far too large as an annexe that must be solely for use ancillary to the main house and not become a freestanding dwelling.

Further and importantly, the drawings all fail to reflect and address the fact that the existing structure is unlawful, relying on leaning against and building atop the boundary wall – see photo attached.

The brick-built boundary wall is solely in our ownership. This was constructed in accordance with covenants attached to the Property. These required a "six-foot wall", (so 1.8 metres) to be constructed and maintained by the owners of 320 Sea Front, (our property). Owners of 322 Sea Front then took it upon themselves to add, without permission from the Council or consent from the Owner, a further 7 courses of brick to this wall. This extended its height to approximately 2.35 metres. This appears to have been with the purpose of facilitating the addition of roof joists to create a mono pitch shed.

We are taking legal action to have this unlawful structure removed and the Applicant should be asked to replace all plans and drawings of the existing situation with accuracy.

It cannot be said that the proposed annexe is in any way a "replacement" structure as the existing structure is unlawful. Furthermore, any proposed new structure of this size, height and scale must be resisted as it is an affront on good design – attempting to take some measurements from the plans submitted (no such measurements are provided by the Applicant), it would seem as though the new annexe proposed will increase the wall height to being in excess of 3 metres, 1.2 metres of which will over sail the lawful boundary wall height. A ridge height is shown extending to more than 4 metres. The proposed annexe will substantially and materially harm the outlook, actual and perceived sense of privacy and daylight/sunlight available to our Property and its curtilage. In terms of detailed design, the new roofscape proposed will result in half of the water falling on it to drain into our Property.

Finally, please note that any reliance upon our boundary wall will not be acceptable or permitted, resisted by us and our legal team in terms of planning applications, appeals, building regulation applications, party wall matters and boundary dispute procedures.

For the reasons set out we would ask you to note our strong OBJECTION to this proposal and REFUSE to grant it planning permission.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R J Edmunds', with a long horizontal flourish extending to the right.A handwritten signature in blue ink, appearing to read 'Mrs E D Edmunds', with a horizontal line underneath.

R J Edmunds and Mrs E D Edmunds

RE OBJECTION TO APP/21/00969

HAVANT BOROUGH
COUNCIL
29 SEP 2021
RECEIVED

