

# Comments for Planning Application APP/19/01004

## Application Summary

Application Number: APP/19/01004

Address: Hewlins House, Plot 1 - The Retreat, Croft Lane, Hayling Island

Proposal: Variation of Condition 3 of Planning Permission APP/16/00583 (Demolition of existing stable block and erection of 1No. dwelling incorporating swimming pool and detached double garage) to vary approved plans in relation to balcony/balustrading on north elevation of dwelling and vent grill to west elevation of garage.

Case Officer: David Eaves

## Customer Details

Name: Not Available

Address: Not Available

## Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Response to Variation of Condition 3 of Planning Permission APP/16/00583 (APP/19/01004)

### 1) Vent grill to west elevation of garage

This large vent grill will be situated immediately behind our back fence. It is extraordinary for a garage to require a large vent grill so we wrote to the responsible planning officer on 23.10.2019 requesting further information. We asked if the vent grill would be integral with or adjacent to any machinery that might cause noise pollution or vibration nuisance. We also requested that, if this is the case, he advise us regarding the precise specification of the machinery or appliance(s) and the likely decibel output. We have received no response to this correspondence.

We are consequently obliged to object to the vent grill. It will be situated immediately behind our back fence and the decking where we relax is also located here. The decking is in this location because it is the furthest point on our property from the noisy main road and catches the last rays of summer sun. Noise from machinery in the garage would significantly impact our ability to enjoy our own garden.

Additionally we understood that the prior retrospective application (APP/18/00561) for two Velux windows in the garage roof was to ensure adequate ventilation.

### 2) Balcony/balustrading on north elevation of dwelling

The applicant comments in his application that he has updated and annotated his drawings to make the balcony and balustrade clearer as only the overhang was on the approved listed drawings. This is not the only occasion on which the applicant has provided incomplete/poor quality drawings which have inaccurately represented intention and averted potential early objections. The original drawings did not include the first floor or Velux windows of the garage, and the Velux window in the west elevation roof of the dwelling was sited significantly higher in the original drawings than it was eventually placed.

The applicant has provided photographs and advises that these are a true representation of the view from his balcony. The only way of verifying this would be to stand on the balcony platform.

Irrespective of the photographs it is indisputable that the balcony would represent an elevated viewing platform directly overlooking neighbours. Being overlooked from above is a qualitatively different experience from being observed on the ground - it is more intimidating and intrusive. We can attest to this, having had our garden and property overlooked from two tiers of scaffolding on the building site of Plot 1 over the last two summers (ongoing).

It is common sense that even if the platform and overhang are structural, as the applicant states, they can be maintained without allowing a viewing deck or balustrade. Ideally the platform would be removed.

We object to the balcony.