

Mr and Mrs M. B. Willenbruch
Northwood
Copse Lane
Northney
HAYLING ISLAND
Hants. PO11 0RJ

Mrs E. Chisnall,
Planning Department.
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
HAVANT,
Hants. PO9 2AX



Ref:
30th November 2018

Dear Mrs Chisnall,

Site Address: Cranbrook Villa, Copse Lane, Hayling Island, Hants. PO11 0RJ
Proposal: Proposed 2no. 3 Bed Detached Bungalows. APP/18/01138

Thank you for your letter dated 16th November 2018 in respect of the above, advising that a planning application has been submitted for 2no. 3 bed bungalows.

Having viewed and considered the application in detail we wish to formally object to this application for the following reasons:

- Cranbrook Villa lies within the Hamlet of Tye which is located outside of any recognised urban development area. Any new development is based on one for one replacement to ensure the semi-rural character of the area is maintained and protected and the proposals are contrary to policies CS9 and CS17 of the Havant Borough Local Plan 2014.
- Tye is predominately an area of fields and a number of detached residential properties of individual design on large plots. Introducing backland development is contrary and harmful to the current character of the area and would set a precedent across not only Hayling Island but the whole borough where every large residential plot outside of development areas could submit applications for high density development on their land.
- Havant Borough Council Local Plan specifically states that 'infill or backland development within rural settlements should be resisted as this would fundamentally alter the authentic irregularity and density of settlement there'. This is further supported in the Northney and Tye Village Design Statement.
- The proposed access for the 2 bungalows has been created without the benefit of a planning application. This did not form part of application APP/16/00564 or APP/17/00395 and whilst the applicant refers to 'an existing access which has been in use for many years' this is totally untrue, can be proven and the access formed should be closed off and the land revert to rear garden for Cranbrook Villa as it always has been.
- The scheme proposed is over development, car parking proposed is inadequate, lacks usable turning area and leaving the site by car is extremely dangerous as the visibility splay required to the west cannot be achieved.

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- Refuse collection and cycle storage has not been addressed.
- The scheme proposed is overdevelopment of the site. Two bungalows have been jammed into the width of the plot using all space available, the walls to the side of each dwelling are constructed on neighbours boundaries which would result in fascia and gutters overhanging Eventyde and Northwood – how would these be maintained? Furthermore there are windows in these elevations again on the neighbours boundaries.

In addition to the above we wish to raise the following points:

1. Neither the site plan or location plan show the current house of Cranbrook Villa and it is therefore not possible to relate the existing to the proposed.
2. The submitted drawing indicates that the plot width is 26.725m whilst the planning statement says the width as 22.3m (item 1.2) which is correct, could you please advise as if the latter is the width the proposals will not fit on the site.
3. The submitted drawing fails to indicate any of the existing trees on the boundary of the site including an Ash on the eastern boundary and no root protection zone has been allowed for this tree which may well affect the adjacent proposed bungalow.
4. Item 1.5 of the Planning Statement which sets out the planning history of Cranbrook Villa makes no reference to the most recent planning application APP/18/0002, an application for 2no. 2 bedroom bungalows. This application was refused by Havant Borough Council on 19th March 2018.
5. Item 3.2 of the Planning Statement refers to the application as 'vacant land' which is totally incorrect. The application site has always been the rear garden of Cranbrook Villa except for the past 12 months and the land should revert to garden rather than destroy the natural semi-rural setting of North Hayling.
6. Further item 3.2 refers to 'alternative means of transport' and advises that there are local buses passing in Copse Lane and a bus stop 90m away. This clearly indicates the applicant has no knowledge of the area, there are no buses and to our knowledge there have not been any for many years. Refusal APP/18/0002 – reason 2 acknowledges that 'the dwellings would be located in an unsustainable location'. This has not changed.
7. The Tree Report submitted refers to the wrong drawings (ie application APP/18/0002) and this document indicates the need for two root protection zones which have been ignored. Further RPZ should be required to trees on the western boundary as if approved trenches will be required down the driveway for public utilities.

In view of the above we should be pleased if these items could be considered and the application refused.

Yours sincerely,



Mr and Mrs M. B. Willenbruch.