

48 Station Road
Hayling Island
Hampshire
PO11 0EQ

Rachael McMurray
Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

4 Jan 18

Dear Ms. McMurray

RESPONSE TO FURTHER REPRESENTATION FROM AGENT; DATED 2 JANUARY 2018.

**1. Re: Land Adjacent to 48 Station Road, Hayling Island, PO11 0EQ.
Planning Application Ref: APP/17/01184**

I write specifically in response to the email from Mr. Stuart Bone dated 2 Jan 18, I wish all my letters and emails in regard to this planning objection to remain in force.

It is to be noted that the email from Mr. Bone was sent beyond the application expiry date, however I wish to reply to his comments.

The planning inspectors report and appeal was a rejection/refusal, details below.

The Local Planning Authority refused this application and the decision upheld by the planning inspectorate due to the impact on living conditions for the neighbouring occupiers.

Appeal Decision

The appellant provided diagrams showing how the proposed dwelling would impact on light levels to occupiers of no. 48. This shows some overshadowing and loss of light, particularly at certain times of day through the winter months, caused by the height of the building so close to the boundary of the property. Combined with the impact I have identified above, this will harm the living conditions of occupiers of 48 Station Road.

It is also emphasised that the position of the proposed building in this appeal is in the same position as the current proposal APP/17/01184.

I also note that Mr. Bone is focusing on the subject of solar shading/daylight, distracting attentions from the additional regulations that this proposal is in breach of; he refers to a planning application APP/16/00060, which has no resemblance to my property or the APP/17/01184 application.

APP/16/00060 refers to a major flats **re-development** of a building that consisted of residential and industrial properties. It does not affect my property.

APP/17/01184 is for a **new build** in a small area of garden land (*backland*), this is not a re-development of a pre-existing building, nor is it a proposal on any previously developed land.

Referring back to the APP/16/00060 application, it is also noted that Mr. Bone makes no reference to the privacy distances specified in the supplied maps to the application dated 25 Feb 16, which is a requirement under planning regulations;

- Where a dwelling faces a blank gable, 10 metres separation distance is required
- Garden length should normally allow 10 metres between the dwelling and the boundary.

My gable is not a blank gable; my gable includes my amenity space windows. This development is less than 3 meters is direct line of sight from these windows, therefore falls significantly short of these requirements, and is contrary to the planning regulations.

The proposed build **WILL** cast further shadow on my living room area to my house as proved.

I refer back to the inspectors' refusal decision.

Provided diagrams showing how the proposed dwelling would impact on light levels to occupiers of no. 48. This shows some overshadowing and loss of light, particularly at certain times of day through the winter months.

In addition to the above statement, it was also confirmed that shadowing would occur in the Spring, Summer and Autumn months too, however more particularly in the Winter months, nevertheless, loss of light will happen if this application were approved confirming this proposal is still considered contrary to the:

- National Planning Policy Framework
- Havant Borough Core Strategy Policy (CS16)
- Local Planning Authorities Design Guide Supplement Planning Document

In regard to planting, the submitted plans show the planting of 7 trees along my boarder line at a distance of approximately 1.8-meters from my house and windows.

These trees will have contact with my property including my front lounge windows from the potential growth and spread.

The Local Planning Authorities Design Guide Supplement Planning Document states that it is important that applications for a new development consider the impact of the development on existing residents and properties.

This is therefore a major consideration in this application that requires further investigation with decisions made as to the species, growth, spread and the potential anti-social aspects these trees will have, before any planning application is considered.

The constraints on the site do not enable this development to take place without a detrimental impact to the amenity and living conditions currently enjoyed by my property, with real evidence previously supplied confirming this detrimental impact.

It is for reasons above and stated in my letters dated 23 Nov and 18 Dec 17 that I respectfully request that this planning application is refused.

I trust all of the above comments are clear; if there is any further information you require, please do not hesitate to contact me.

Yours Sincerely

Mr. J Smith