

GRAHAM ASH ARCHITECTS

CHARTERED ARCHITECTS TOWN PLANNING CONSULTANTS PROJECT MANAGERS

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL
PUBLIC SERVICES PLAZA
CIVIC CENTRE ROAD
HAVANT
PO9 2AX

ATTEN: MR DAVID EAVES
19th June 2017

Your ref: APP/17/00388
Our ref: 15:027

Dear Sirs,

**RE: 2No 2 Bed MAISONETTE FLATS ON TOP OF BLOCK OF 4 EXISTING DWELLINGS.
NEW LIFT ENCLOSURE AT REAR. BINSTORE AND BICYCLE STORE. 2 NEW CAR SPACES
AT
LAMA COURT, 128 – 130 SEAFRONT, HAYLING ISLAND PO11 9HW**

I refer to your letter dated 9th June 2017.
The answers to the points raised are as follows:

1. Front Balconies

The front balconies are shown with 1.1m high glass balustrades. There is a need to provide a 1.7m high obscure glazed screen to the sides of each first and second floor balcony (east and west) and between the balconies on adjoining flats in order to retain privacy and prevent overlooking issues (as previously advised). The detailing should provide a curved edge to the front to improve the design appearance.

We have amended our drawing 15.027.03M to show the inclusion of 1.7m high obscured glazed scree to sides of the first and second floor balconies (east and west) and between the balconies on adjoining flats. This will ensure that any overlooking issues are minimised. The balconies have also incorporated a curved front. These changes are shown on our attached drawing **15.027.03 revision N**.

2. Side Elevation (West)

The second floor west facing living area window should be obscure glazed and fixed shut below 1.7m from finished floor level in order to reduce potential overlooking to 132C Sea Front.

The window to the second floor west elevation has been shown as obscured glazing and will be fixed shut in order to reduce potential overlooking to 132C Seafront. This is now shown on our drawing **15.027.03 revision N**.

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3. Impact on The Sanderlings and Dilkusha Court

As per my pre-application response my main concern relates to the impact of the development on The Sanderlings. The third party concerns in relation to impacts can be viewed on the Councils Website:

At the pre-application stage, I stated that any application would need to provide a detailed assessment of the proposals impact on neighbours making reference to the Councils Havant Borough Design Guide SPD. The main concerns highlighted related to the mass and bulk of the extended building appearing overbearing from the Sanderlings properties and loss of privacy/overlooking. Concern has also been raised by residents in relation to light impacts.

I note the amendments to reduce overlooking, I would ask that a section be provided to show how high the rear roof lights would be located above floor level. They would need to be 1.7m above finished floor level to prevent a view towards properties to the rear.

The other matters have not been addressed by supporting information, reasoned justification or amended proposals. I would therefore ask that you provide details of separation distances between the application building and properties in The Sanderlings and how these relate to the design guide which would usually require back to back distances of 28m between four and two storey buildings. The height, mass and bulk alterations made between this and previous schemes should also be highlighted. I would also request that light impacts are provided in this application via a BRE Assessment as requested by different neighbouring residents in The Sanderlings and Dilkusha Court.

At this stage further detailed consideration of the impacts on neighbouring residents, justification and mitigation need to be more fully explored.

As part of the revisions to the previous application, we reduced the height of the proposed lift structure. We modified the internal plan to place non habitable rooms at second floor level facing north. We also identified that windows to the stores and utility rooms could be obscured glass. The windows were reduced in size and a cladding material introduced above the window head of the existing windows to reduce the impact of the proposal.

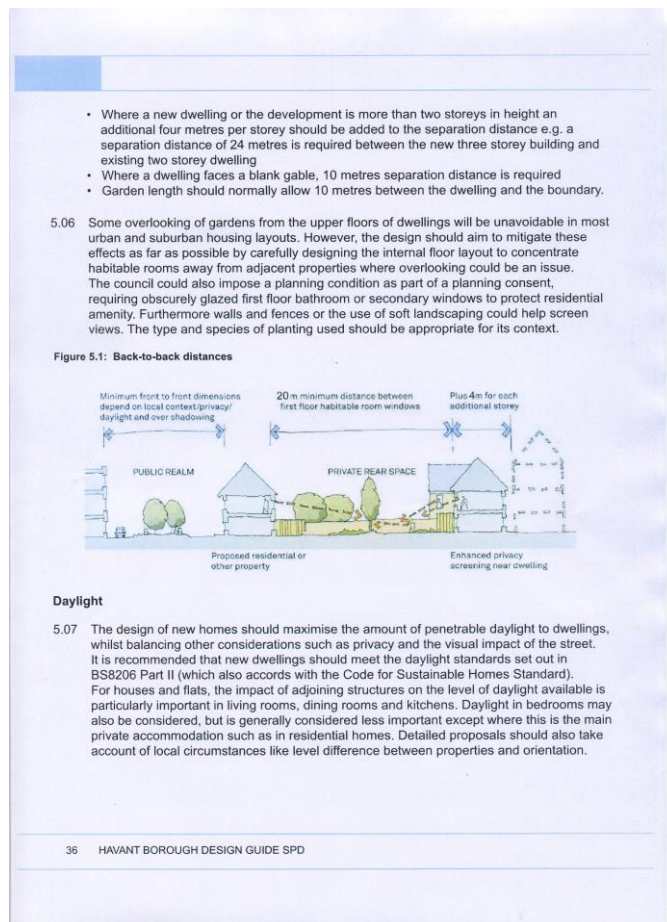
We have now carried out a detailed analysis on the effect that this proposal would have on the amenity of the occupiers of properties in The Sanderlings and Dilkusha Court. The evidence is shown on the enclosed plans **15.027.09 revision A, 10 Revision A and 11 Revision A.**

On drawing **11 Revision A**, we have considered the existing conditions and the effect that the proposal would have on the adjacent dwellings. This has been assessed using the BRE methodology. Shadows have been shown at 1000, 1100 and 12 midday on 21st March.

There is no effect on Dilkusha Court at these times. Therefore, we consider that there will be no loss of amenity to existing residents.

As we have reduced the height of the proposal, the shadows cast at critical times of the year do not reach the rear boundary with the properties in The Sanderlings and there cannot cause over shadowing to the rear gardens.

The Back to Back distances are explored on page 36 of the Havant Borough Design Guide SPD.



This indicates that the distance between a 2 storey building and a 3 storey building should be a minimum of 24 metres., or for a 4 storey building a back to back distance of 28 metres.

There are 2 properties potentially affected in The Sanderlings, these are Numbers 3 and 4.

The back to back distance between number 3 the Sanderlings and the existing building is 32.9m. therefore, the back to back distance is in excess of the SPD.

The back to back distance between number 4 the Sanderlings and the existing building is 25.7m. We have modified the location of the window to the bedroom at third floor level. The window now faces towards the seafront. Therefore, the effect is to create a 3 storey building with a roof. As there are no windows allowing views into the rear garden of number 4, the effective back to back distance for this condition is 24 metres.

Both the affected properties have glimpse views of the sea at the side of Lama Court. This is unaffected by the proposals.

In conclusion therefore, there is no overlooking of the gardens of 3 and 4 The Sanderlings, nor any overshadowing likely to cause a loss of private amenity.

4. The consultation comments of Building Control

We have noted the comments of Mrs Sally at HBC Building Control.
It is proposed to install a dry rising main within the new stair access structure. This would assist the Fire authority with access in the event of a fire.

5. The consultation comments of Southern Water

A formal application will be made to Southern Water for permission to divert the public sewer at the rear of the existing building. A CCTV inspection will also be conducted to determine the condition of the existing sewer.

I hope this provides you with satisfactory answers to the points raised.

We also enclose pdf copies of the following plans:

15.027.03 revision N
15.027.06 revision L
15.027.09 revision A
15.027.10 revision A
15.027.11 revision A

Yours faithfully,



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