

12TH April 2022

Dear Ms Wells

Planning Dept.

APP/22/00161 FLATS-186 SEAFRONT, HAYLING ISLAND, HANTS.
REVISED PLAN FOR SEVEN FLATS

With regard to the proposed development at the above site my wife and I would like to register our formal objection to these revised plans.

We feel this large development on the Seafront with much of its bulk running along Alexandra Avenue is totally out of keeping with both the street scene and the dwellings in the surrounding area, the design has no regard for both the outlook and loss of privacy to our property and many of our neighbors, the first-floor habitable windows from one of the flats look directly into our windows and rear private garden, this should be addressed.

The design and layout have little regard for Havant Boroughs Planning guidelines or Policy's but seeks only to fill up the site to gain the maximum density with little space around the building.

The shortfall in on-site parking will cause many problems and obstructions in the nearby residential roads to the dismay of all residents in both Alexandra and Victoria Avenues.

I have taken the opportunity to seek the advice from a recently retired Senior Engineer in your own Highway section and his views are as follows-

The parking should not be unallocated for this small development of seven dwelling units. The reason for unallocated parking is to ensure that larger flatted developments do not provide too many parking spaces if the normal allocated standards are used. There is an economy of scale for unallocated parking in larger developments that takes into account the arrival and departure of vehicle and car ownership.

In smaller developments the provision of personal parking is an adjunct to living by providing a personal place to load and unload goods including shopping and children. Unallocated means that residents may not be able to find a space resulting in increased movements into and out of the two road accesses and cause frustration and arguments. Unallocated parking spread across two different parking areas is inconvenient and will result in residents defining their own spaces. For the size of this proposed development the Planning Authority should insist on allocated parking.

The applicants have been driven by profit rather than achieving a development that would respect and enhance the local area and have due regard for both the outlook and privacy of nearby properties and their occupants.

These revisions do not address the previous objections and concerns (approx 50) raised by residents in the locality, its just clearly massive overdevelopment of a small site. Replacing one dwelling with a block of 7 two-bedroom flats would set a precedent that would be hard to contain for future planning applications in the area.

Highway access has already been flagged up and the new front access close to the junction with Seafront Road will in my view be dangerous, if parking is full cars will need to reverse out with visibility limited. Indeed, practically outside this development the Police often set up a speed trap on the Seafront.

I did note that on the 16th March Havant Borough traffic team objected to the application and recommended 13 spaces minimum. On the 23rd March there was a post from them saying no adverse comment to unallocated parking this is confusing do the Traffic team object or have they had a change of mind if so why?

We would ask you to give due consideration to our objections and please refuse planning consent for this application.

Yours Sincerely

