

[Redacted text]

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

28 October 2022

Dear Miss Donophy,

Re: Objection for Planning application APP/22/00965

It would be lovely to see an impressive property on such a prominent corner and this current design is an improvement. However, it is still bulky with very square angles and flat roofs which give it the appearance of a very large building. It is window top heavy which makes it look like a block of flats/apartments and not a single residential building particularly from the South and West elevations.

The property is adjacent to a busy public area which hundreds, if not thousands of visitors enjoy each year, the dwelling also borders the pathway directly onto the beach and seafront walkway.

Impact of 'design/external appearance' from West Elevation – next to the public area and parallel with the walkway leading directly to the beachfront

The proposed building is attached to the boundary line/wall which can be seen for quite a distance. A three story building with flat roofs will be bulky and dominate Eastoke corner. The balcony will totally overlook the public whilst enjoying this area. It looks as if it has been carelessly added onto the side of the building with an unusual and uneven extended roof line. Although the portholes have a nautical theme they look extremely dated and additionally encroach on the public's privacy.

This balcony will overlook the flats opposite and neighbouring property.

Impact of 'external appearance' from South Elevation – Seafront

Due to the proposed size and blockiness it looks overdeveloped on the site and visually cramped in totally dominating the adjacent property and beach walkway/seafront. It is very window/door top heavy which gives it the appearance of a block of flats/apartments and not a single dwelling this is also out of character for seafront properties in the amenity. Twenty-seven full length windows/doors with a further six on the west elevation is very excessive and disproportionate for a building this size. The view could be enjoyed with considerably less windows and the building would resemble more of a single residential dwelling. It looks uneven and imbalanced with the unequal square angles and extended roof line on the third floor.

Two balconies, one of which wraps around the west elevation is also very excessive and will totally overlook the public area and neighbouring property which has only one recessed balcony the pitched roof is a great design as it reduces the appearance of being overdeveloped, blocky and bulky.

A single recessed balcony would be more in keeping with the neighbouring property and respect the privacy of all others.



Impact of 'external appearance/design' from highway- North Elevation/West elevation

The property is located in a prominent position on Eastoke Corner and entrance to a private estate, it is the first house that can be seen as you approach both elevations from the highway.



The towering high-rise entrance/proposed extended frontage with the flat roof gives an appearance of enormous height, extremely blocky and bulky which will dominate Eastoke Corner, the entrance to Bembridge Drive and neighbouring properties. Similarly, to the neighbouring property it could be suggested that a pitched roof would soften the angles and have less of a dominant impact, be more sympathetic with the neighbouring property and aesthetically pleasing.

The design is imbalanced and uneven with a block that has been plonked on top of the building and an extended unequal roof line which looks lopsided. The balcony to one side is very unusual and looks like it should not be there especially as the position is frontline on a main highway. The balcony will overlook the public area and flats opposite. The development is not in keeping with the neighbouring property it is very square, flat roof, over-bulky, dominant, and over developed for the size of the plot.

Single dwelling seafront properties in Hayling Island also do not have so many/such large overlooking balconies.

The double garage is too large for the small frontage of this property and added to an already overdeveloped house it will be overbearing at the front of the building on the highway. It will appear huge from all elevations especially from the north/east.

The sight has an enormous potential for a modern, stylish design that will enhance the street scene and promenade area not a property that is visually cramped, overdeveloped and dominating.

Yours sincerely,

[Redacted text]