

Objection to : Revised Planning Portal Reference PP-11273268 (APP/22/00443)

Revised Plans (A111-A119 V8) Rear extension, addition of second floor and general remodeling at 10A North Shore Road, Hayling Island

We object to the revised plans as uploaded on 24th June 2022 (noting this was after the deadline for public comments on the 15th June).

Our original objections as detailed in the Public Comment of 10th June 2022 (and published on the 15th June 2022) remain valid. This minor modification addresses only one of the points in the original document (Point 2) but ignores all the others.

In respect to the balcony addition of frosted glass to 1.7metres it is unclear how these screens will present a 'consistent style' as stated in the design and access statement. It is also noted that the loss of privacy due to the windows in the rear elevation overlooking the neighbour's has not been addressed in these revised plans.

The comment in the Design and Access Statement "the footprint of the new floor is also set in from other floors to create a reduced order relationship with the lower floors" is misleading and not in keeping with the only other similar extension in the road. The reduction in the proposed footprint of the second floor extension compared to the floor below is minimal when the walled balconies are taken into account (estimated to be in the region of 10% of the floor area below). There appears from the plans to be no reduction to the front elevation at all. The only other second storey extension in the road is estimated to reduce the footprint of the floor by 30-40% in order to maintain "a reduced order relationship with the lower floors" which is conspicuously missing in this design.

This can clearly be seen in A114 V8 (4) Street Scene and A113 V8 Elevations showing virtually no reduction between the first and second floors in the West elevation and only minimal in the East elevation.

Please note that Plan A 114 Site Section (4) is incorrect in that it does not show the main lounge window of the adjoining property which will lose a substantial amount of daylight and sunlight if this second floor extension is permitted (this is also incorrect on Plan A105 showing a doorway in this elevation where none exists). It appears that the accuracy of the plans in relation to the neighbouring properties is poor in places where it could be detrimental to the proposal either through poor quality of work or deliberately to attempt to avoid potential issues.

In conclusion the revised plans have not addressed the issues raised in the original objection document and we hereby object to the proposals as they will have an adverse effect on the residential amenity of the neighbours by reason of (among other factors) loss of daylight/sunlight, overlooking, loss of privacy and overshadowing as detailed in the original objection.

Regards

