

28 September 2022

Dear Ms Terzoudis

48 Sinah Lane, Hayling Island: APP/21/00913 | Variation of conditions 2 (approved plans), 5 (landscaping), 9 (materials), 10 (hardsurfacing) and 15 (means of enclosure)

I am writing to OBJECT strongly to this application, both on the substance and the way in which it is has been submitted.

The double storey garage at the front of the plot is completely out of keeping with the rural nature of Sinah Lane. There is no comparable structure of this nature and height on the lane and the application seeks to create a monstrously inappropriate precedent in a peaceful residential setting. The application is vague as to future occupational intentions, creating a risk of change of use creep over time, again to the detriment to the nature of the residential lane and its residents.

This application is dispiriting and appears deeply cynical. In securing planning consent for the main development, the applicant withdrew his proposal for a first floor elevation of the garage in order to persuade neighbours to withdraw their objections to the scheme. Its reinstatement, together with the oblique and confusing details as to what has changed between the original and this new planning variation, demonstrate contempt, bordering on bad faith, towards local residents.

The proposals for extending the sea wall and summerhouse at the Langstone Harbour end of the garden appear designed to be too confusing to allow meaningful challenge. I would ask the planners therefore to reject any increase in height or massing pending the Applicant providing a clear and more detailed description, and to ensure that any changes to the sea wall gain the explicit consent of the Harbour Board, the Environment Agency, Coastal Partners. I also request that any alteration of this wall must be carried out by qualified engineers, and properly supervised on a daily basis by the relevant authority (Environment Agency, Ecology, Harbour Board). To date, supervision on the site has been shambolic and we are not willing to see coastal defences undermined by inexperienced contractors operating under inadequate supervision. The proposed Gabion blocks are out of keeping with the established aesthetic appearance of the shoreline, both looking out to the harbour from the houses immediately adjacent to the applicant site, and from the harbour looking towards the shore.

In addition to requesting that you reject all the variations to the original planning proposal, I would ask that you also require the applicant and his team to evidence that they are conducting the development of the consented scheme in a way that is safe and considerate of the neighbours who (unlike the applicant) have to live with disruption six days a week. This aspect has been greatly aggravated by the absence of any person carrying out project management/supervision duties directly on site who is actually employed by the applicant as opposed to sub-contractors with their own agendas (time and money). I would also ask that the Council procures evidence from the applicant that appropriate method statements and risk assessments are in place and being adhered to, commensurate with the particular site conditions including, but not limited to, the proximity to neighbouring buildings.