



Ms L Wells
Havant Borough Council Planning Department
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Email: planning.development@havant.gov.uk

14 July 2021

Dear Ms Wells

RE APP/21/00030 - VICTORIA COTTAGE, WOODGASTON LANE

Thank you for your email of 7 July 2021, inviting a viewing of further information concerning the above application.

Having viewed the information submitted it is disappointing to note that there is no further information concerning the accuracy of the drawings presented.

The site location and block plan shows extensions of the building based on the Ordnance Survey. This is not accurate and has not been corrected by the submitted plans. There are no dimensions on any of the drawings showing the relationship of the external walls to the existing boundaries. The consequential effect on neighbouring properties cannot therefore be accurately determined until the building, both existing and proposed, are related to the plot boundaries with accuracy.

No further information appears to have been made available concerning levels of the existing and proposed finished floor or the height of sea defences. The majority of the properties along Woodgaston Lane seashore have attended to the issue of raising sea defences, Victoria Cottage being one where this is still required and we would suggest that any consent given should be conditioned by this requirement prior to any further development being carried out. Could you please confirm that the Coastal Partners Agency have been consulted?

The above comments and those previously offered, are in relation to a property which has 15 constraints upon the application process.

It therefore seems reasonable that:

- a) the property's size and location within its boundaries be accurately defined by a GPS topographical survey which would take into account the sea defence issue
 - b) the accurate, positioning and size of the existing dwelling be established, so that the impact of the proposal on adjoining property can be properly assessed.
 - c) bearing in mind the above comments it seems appropriate that an LVIA is undertaken for this proposal, including the proposed carport.
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Thank you for the opportunity to comment further on this application.

Yours sincerely

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