ILLUSTATIVE SKETCH PERSPECTIVES
(revised)

to accompany a planning application for a

PROPOSED FOUR BEDROOM DETACHED
TWO STOREY REPLACEMENT DWELLING WITH GARAGE

at

5 WARREN CLOSE, HAYLING ISLAND
HAMPSHIRE PO11 0HP

April 2012

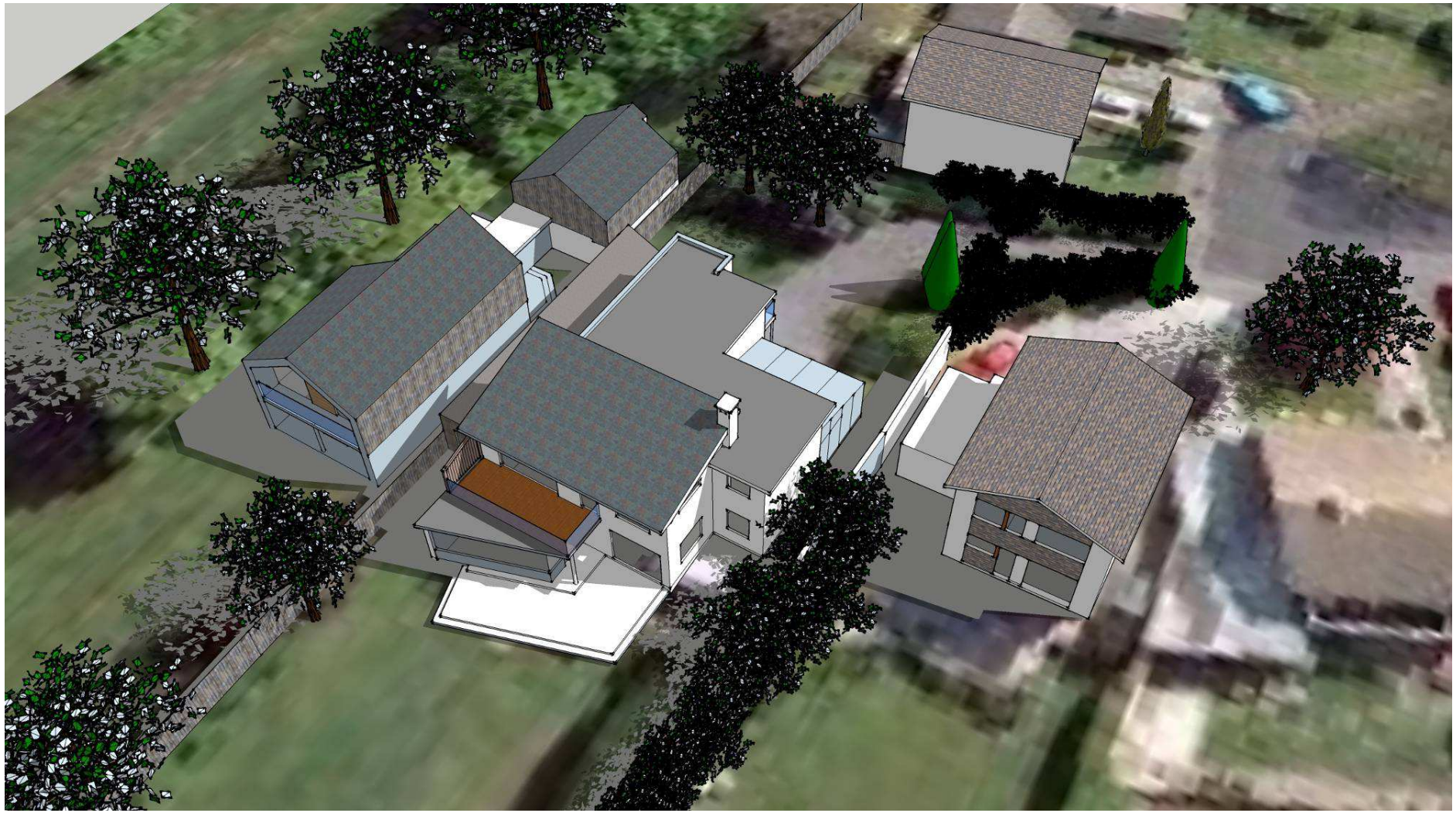
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Perspective 1 – Aerial view looking north east.

The proposed replacement dwelling is second from the left with No. 6 Warren Close to the lower left and No. 4 to the lower right.
The house beyond at top centre is currently under construction at the rear of 60 Sinah Lane.



Perspective 2 – Aerial view looking south east.

The proposed replacement dwelling is left of centre with No. 6 Warren Close to the right and the new house under construction to the left.
The turning head to the cul-de-sac in Warren Close is top right with No. 4 just right of top centre.



Perspective 3 – Aerial view looking north west.

The proposed replacement dwelling is at top centre with No. 6 Warren Close to the left and the new house under construction to the right. No. 4 Warren Close is at bottom left. The east facing first floor window seen on No. 6 is a landing window.



Perspective 4 – Ground level view from Warren Close.

The proposed replacement dwelling is left of centre and with No. 6 Warren Close to the left and the new house under construction beyond. No. 4 Warren Close is at the right. The extensive shrub and tree planting each side of the drive to No. 5 will be retained.



Perspective 5 – Ground level view from the north west.

The existing shrubs and hedge planting on the boundary between Nos. 5 & 6 provides effective screening and would be unaffected by the development. Perspectives 8 & 9 below indicate the oblique view from the upper bedroom window of No. 6 (marked with an asterix above). The window to its immediate left is obscured as it serves a bathroom and to its right also serves the same bedroom.



Perspective 6 – Ground level view from the north west.

The same view as Perspective 5 but with shadows cast as at 8.00am in mid-July. This indicates that there will not be any significant overshadowing of the garden of No. 6 as a result of the development.



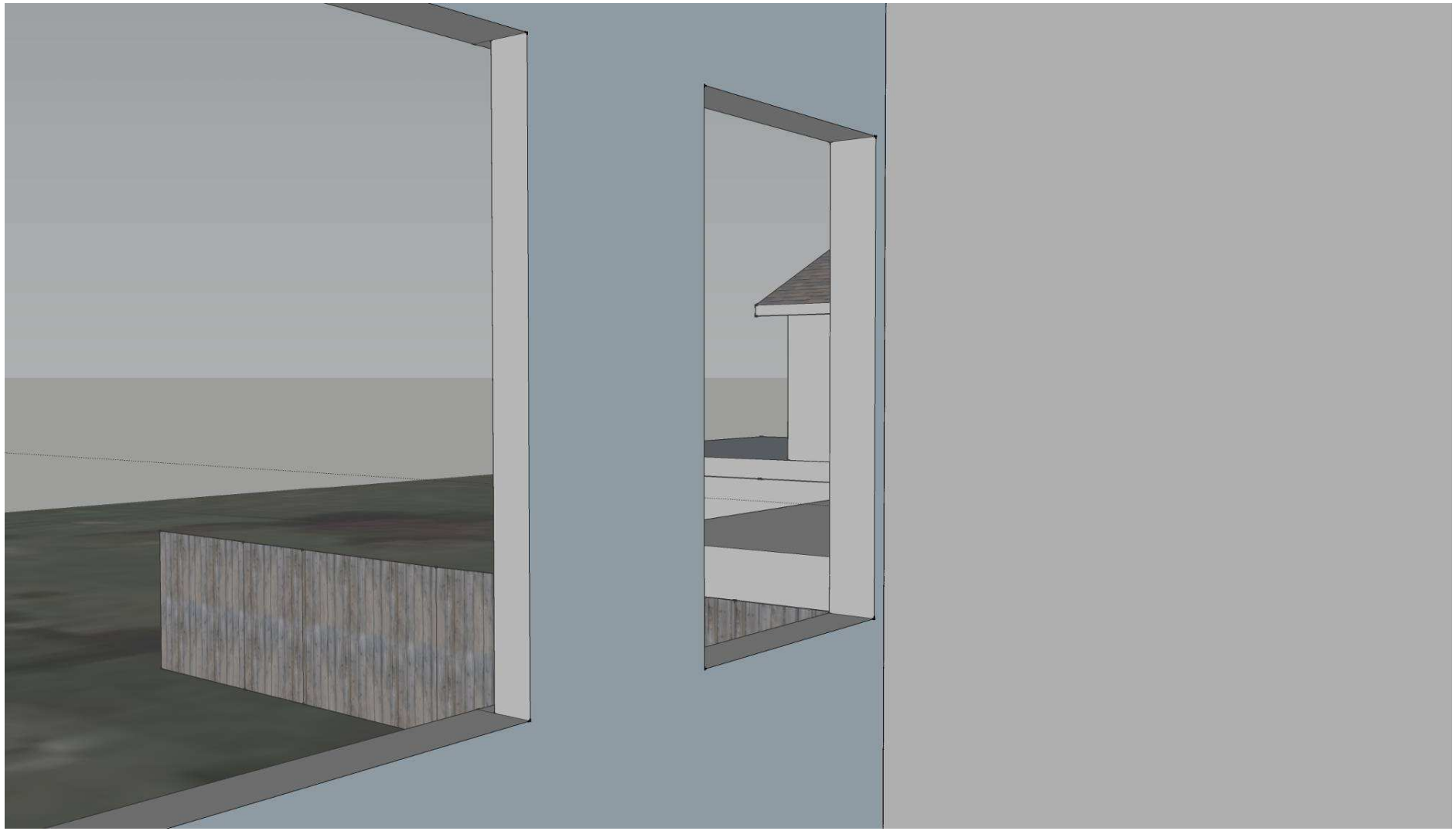
Perspective 7 – Ground level view from the south east (rear of 60 Sinah Lane).

The dwelling currently under construction at the rear of 'Windfalls' is on the right. Views of the replacement dwelling are largely obscured from here by the existing trees being retained in the front garden of No. 5.



Perspective 8 – Oblique view looking north east from the first floor rear windows of No. 6 Warren Close (replacement dwelling).

The windows shown here are both within the first floor bedroom. This shows the limited view of the replacement dwelling for comparison with that shown in Pespective 9. The soft landscaping is shown as this further obscures view of the proposed dwelling.



Perspective 9 – Oblique view looking north east from the first floor rear windows of No. 6 Warren Close (permitted development).

This shows the view of the existing house if it were to be fully extended under permitted development as confirmed under the current Certificate of Lawful Use. It can be concluded that more of the building would be apparent compared to the proposed replacement dwelling.



Perspective 10 – View from the foreshore in line with the rear of 60 Sinah Lane with the proposed development to the right.

This illustrates how views of the development from the harbour and foreshore would be partly obscured by existing trees and planting which will be retained.



Perspective 11 – View from the foreshore in line with the rear of 60 Sinah Lane with the proposed development to the right.

This illustrates how the development would be framed by existing trees and planting on each side of the garden. Shadows have been cast at sunset on the summer solstice showing how oblique the sun angles would be with no possibility of glare being observed from any wider harbour view.



Perspective 12 – View from the foreshore in line with the rear of 5 Warren Close with the proposed development to the left.

This shows how views of the development from the harbour and foreshore would again be partly obscured by existing trees and planting which will be retained.