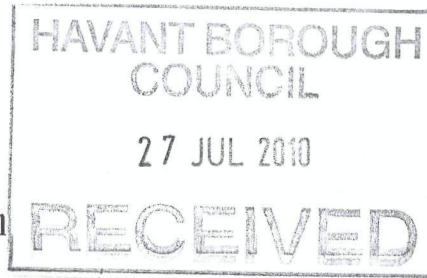


To
Planning Department
Havant Borough Council



24 Sandy Beach Estate
Hayling Island
Hampshire
PO11 9RG

3rd July 2010

re:- proposed decking extension to 24 Sandy Beach Estate
Dear sir/madam

Please find attached planning application and fee for a decking structure at 24 Sandy Beach Estate. I feel it is necessary to provide written details to support the drawings.

The proposed decking structure is at the rear of 24 Sandy Beach Estate and not visible from the front of the house. The rear garden is overlooked directly by both adjacent houses at 1st floor level and has been impossible to keep private in the 4 years I have owned the property. The rear area is equally half paving and half garden. The garden has been impossible to grow anything useful or attractive despite many attempts at trying. The proximity to the nature reserve means that the weeds and strong plant life is always dominating anything I try to grow. Therefore I choose to make use of the rear area by securing it with a larger and more robust gate and then paving the whole area so that I can grow plants in raised troughs where I can control the weeds more easily. Moreover the design takes advantage of the view by providing an area for enjoyment at 1st floor level.

The two adjacent neighbours have extended decking. Further to this 7 out of nine of the nine houses on the same side of the estate have 1st floor decking areas larger or similar to the proposed. The property at 23 Sandy Beach Estate has a balcony area which extends to the roof of the garage and which they use very frequently. This totally overlooks the rear garden. The property 25 Sandy Beach Estate has a small balcony and stairs which overlook the whole of the rear of my house. Since moving in they have never been friendly and are prone to threatening me with physical threats at the slightest sounds. Unfortunately it has been necessary to do a lot of work to the house since I bought it 4 years ago. The house had not been lived in for three years and various things have needed attention such as floors, fences, windows and which have required myself and contractors to use power tools to rectify and replace. Unfortunately the neighbours at 25 Sandy Beach Estate do not tolerate any noise even if it is at reasonable times and it is necessary work to the house. The police record on this matter will provide more information.

The decking structure is specifically designed to be as non protrusive as possible to either neighbour. The decking has been designed to slope at the same gradient as the garage, thus making it invisible from a side elevation. The Decking area from the house only extends by 3.4 meters which is less than at least three other decks along the row of 10 houses.

My house number 24 Sandy Beach Estate has been one of only two out of 10 adjacent houses without the use of an outside raised area. All the other houses have such decking including staircases and patio doors. I feel that the other houses have set a precedence which puts my house at a disadvantage. The overlooking decks of which there are at least 7 all have aspects looking at the back of my house. In order to enjoy the property to it's utmost it is appropriate to have some outside area in which to enjoy the view and outside ambience.

In order to gain some privacy the deck has been designed with robust side fence panels. At least half of the deck is protected from sight of number 25 Sandy Beach Estate and both sides are completely protected from sight when sitting down. I feel it is necessary to have this additional screening for privacy as well as it being necessary for building regulations to have some balustrade on the edges. Neither of the adjacent houses have adequate balustrades, in

fact number 25 stairs and decking are in a dangerous state of repair. Number 23 and 22 Sandy Beach Estate have no balustrade protection from falling over the edge. The Balustrade has been designed to provide a higher standard and level of safety than the building regulations dictate.

All the materials used in construction are wood (reclaimed) and steel fasteners Stainless Steel where available. The structure is supported by concrete pillars which share the garage construction. The Deck is attached to the house using Epoxy Resined M10/M12 bolts into the outer skin of the house. Further support is provided by large upright wooden beams on all outer edges of the garage and the house. Three robust hardwood posts support the front of the Deck, these are in footings which keep to building regulations of 3 inches deep and 18 inches square concrete.

The deck outline meets no boundaries. A large gap has been left between each neighbouring house of over 2m on each side.

The decking has been continued to the end of the garden and the intention is to cover this so that the area below is semi waterproof covered area to store bicycles. It is not intended to use this area as useable decking. Keeping this area as a flat roof is in accordance with the rest of the house and the estate.

The proposed Phase 1 decking area to be used is 3.45 x 3.4m making only 11.73 sq meters of floor space additional to the overall floor area of the house. The total floor are of the house being 134sqm.

A second phase of the structure is also applied for. The second stage will include a walkway and staircase down to the rear garden. This is also included in the planning application but will not go ahead immediately and for which there are separate plans. The additional floor space for the walkway will be approximately no more than 2m x 1m (2 sq meters) and which will go up to the boundaries of 23 Sandy Beach Estate. I have agreed this is acceptable to Number 23 Sandy Beach Estate.

Although not required for planning permission the complete project includes additional large doors to access the rear area. This is necessary to secure the rear and to provide some privacy from Number 25. We have many hawkers come knocking on the doors and they often peek round the back of the house if there is no answer, the intention is to close this area off from prying eyes.

Balustrades have been designed in accordance with building regulations being filled in on two sides and having close bars on the side facing the nature reserve.

The light to the rear windows of the house has not been obscured and will still let enough light into the windows. The French doors on the ground floor fit within the 2m space at the side so as to allow a full aspect of light from the East.

I hope you will consider these notes in support of my planning application

Sincerely
Stephan James

