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10th January 2012

Dear Mrs Smith

Re: Molandi, Northwood Lane, Hayling Island, - APP/11/017/82

In response to your concern regarding possible overlooking of the properties to the rear we would like to make the following comment:

Within a reasonable radius of vision, say 45 degrees, from the proposed first floor rear windows it is not possible to see any of the dwelling that is Nora Cottage. Leckie House is a good distance away, approximately 25m, and faces Molandi side on - with a house elevation that has no windows. We are aware that Leckie House has a conservatory on the rear, again approximately 25m away, but we consider this to be secondary accommodation designed to be highly transparent without the intention of privacy and akin to outside garden space. As such the overloooking is limited to the rear garden and the conservatory only. This overlooking is the same situation that currently exists for the owners of Molandi, that is, the rear garden of Molandi is overlooked by Nora Cottage and Middlestoke Farmhouse. We understand Nora Cottage received planning permission in the early nineties for a two storey rear extension. In summary, the design has taken steps to ensure that the privacy of the interiors of the neighbouring dwellings is maintained.

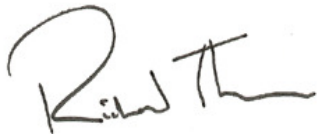
With regard to your suggestions on materials, we would like to make the following comment:

Although, slate is common for a roofing material along Northwood Lane we feel that plain clay tiles would be acceptable as an alternative. Therefore we are happy to take your advice and have accordingly changed the proposed roofing material to plain clay tiles. We will forward an amended drawing to reflect this change.

The timber cladding was selected for a number of reasons. To provide a gentle contrast from the more 'modern' painted white render of the original ground floor storey and the chosen roof material. Effectively creating a band of material where the roof has been lifted, wrapping around the ends of the building. The timber cladding reflects the material of the neighbouring farm buildings and will provide a warm, rurally traditional material choice. We therefore wish to retain the timber cladding elements shown on the current proposal.

I hope this proves helpful and look forward to hearing from you.

Yours sincerely



Richard Thomas – Director
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Chartered Structural Engineer