

Dear Mr Riley

23 Bracklesham Road, Hayling Island PO11 9SJ

Planning Application Ref APP/25/00197

We refer to your letter dated 9 July 2025 advising that further information has been received in respect of the above information.

We have looked at the 3 plans submitted and following our telephone conversation yesterday, you helpfully clarified the amendment is limited to reducing the height of the extensive single-storey rear structure to 2.7m.

It is disappointing the applicant has chosen to ignore the concerns of its neighbours.

We write to confirm these amendments do not address the objections made in our original representations dated 10 and 23 April 2025.

With regards the additional and revised plans, the applicant has submitted an additional Street scene elevations Dwg. No. A122 and revised A115.1. These drawings are misleading and inaccurate:

1. The street view shown in the lower left part of dwg. No. A115.1 shows three houses in isolation with none of the other neighbouring houses on either side of the street. This is one of the more important street scenes that will be adversely affected.



3. A hedge is shown on the road frontage. The effect of the treatment of the hedge on the submitted drawing is to disguise the appearance and impact of the double garage that the applicant is proposing to build in the front garden.

The hedge is shown to be 2.1m high to the west of the drive entrance and 1.6m high to the east of the drive entrance.

Although the drawing may reflect the height of the current Lonicera hedge, it is most unlikely that it will be maintained as existing because it is in extremely poor condition and unattractive as well as protruding onto the pavement, reflecting many years of neglect by the previous elderly occupant of the bungalow. Any replacement hedge will take many years to establish and there is no information on high it would be. The hedges at adjacent houses are significantly lower.

There are no planning controls regarding the removal, replacement, or future retention of the hedge, so it is misleading to submit a drawing which does not reflect the proposed boundary treatment

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When the houses were built on the north-west side of Bracklesham Road in the 1970s, the houses and bungalows were designed and laid out to minimise overlooking and to create an attractive, cohesive street scene. An important element of the design philosophy was the inclusion of a substantial open area on the road frontage. The importance of this feature is made greater because the earlier houses on the other side of the road are located much closer to the road frontage.

The construction of a double garage in the front garden would adversely affect the street scene, being viewed from some distance in either direction. It is relevant to note that no other houses on the north-west side of Bracklesham Road have constructed garages in their front gardens or brought forward the frontage of the houses. By granting permission this could set an unfortunate precedent.



Yours sincerely

