



24th October 2025

Planning Officer
Planning Service
Havant Borough Council
Civic Centre Road
Havant
PO9 2AX

Dear Sirs

Application Number: APP/25/00718
Site Address: 95A St Thomas Avenue, Hayling Island PO11 0EU

Please find enclosed our comments and views with regard to the above proposed development.

An electronic copy of this document has been sent by email and we hope to be able to view our comments in due course.



Objection to Application APP/25/00718, 95A St Thomas Avenue, Hayling Island PO11 0EU

The proposal is to change a modest chalet style bungalow into a two storey dwelling to the detriment of the character of the property and area resulting in an overbearing and un-neighbourly development.

We therefore write to formally object to the above referenced planning application specifically as follows:

1. Size & Design of Dormers

The front dormer is proposed to be changed from one centrally located dormer to a large full width three window dormer within a slate roof. This adds further bulk to the design and dominates the original property causing an overbearing outlook for neighbouring properties [REDACTED]

The size and design fail 5.48 of Havant Borough Council's Design Guide SPD V2 which require:

5.48 Dormers should not dominate the roof or the existing building. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof.

Policy CS16 of the Core Strategy, against which this development should be assessed, is unambiguous that development will only be permitted where "The development does not cause unacceptable harm to the amenity of neighbours through smell, the **loss of privacy**, outlook, noise and overlooking".

2. External Finish

Externally, the applicant is proposing the use of vertical cedar cladding to the side gables, rear elevation and dormer windows faces and cheeks, together with the use of slate for the main roof. These materials will appear stark and are uncharacteristic in this location.

The proposal calls for render across the remaining lower elevations under a slate roof. This is a complete change of all aspects of the existing finish which is tile over stone. This fails 5.35 of Havant Borough Council's Design Guide SPD V2

5.35 In general, an extension should not be bigger than the main building and therefore should appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details....

Additionally Core Strategy CS16 requires development to respond to and draw inspiration from local context.

"Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors".

Conclusion

The planning application is over-sized, out of keeping with the local neighbourhood and would cause considerable negative impact to neighbouring properties. It fails several of Havant Borough Councils published planning policies and we request that planning permission is denied.

Number 95a has to date been a modest property and the proposed development is substantial with large dormer constructions and a large balcony which will overlook neighbouring properties. The Havant Borough Council SPD clearly advises that extensions should be modest and subservient, outlining that "rear extensions should be sympathetic and subservient to the original design of the building". By introducing a balcony, unsympathetic materials and overly dominant extensions and dormers the scheme would cause significant harm to the visual and established character of the area which is contrary to Policy CS11 which seeks to protect the defining built form characteristics of the local environment.