

From: Donncha Murphy

Sent: 02 September 2025 21:31

To: Eaves, David

Subject: Re: Planning Application APP/25/00229 at Yacht Haven Development Site, Copse Lane, Hayling Island

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Hi David,

Thank you for the update.

Regarding the change in height of the buildings – from the approved development under Ref. APP/13/00317

and what the application is seeking to retain – the applicant advises that the differences are as follows:

- Office/store building – approved plans show 4.15m and the as built building is 6m
- Boat Store building – approved plans front elevation is 3.22m and approved rear is 2.47m. The as built building is 4.88m front and 4.64m rear

The increased height of the office/storage building relates to the pitch of the roof and is not considered to materially alter the appearance of the building or its impact on the AONB.

As a flat roofed building, the increased height of the boat shed is more significant in terms of its overall bulk and massing. However, this is set back from the foreshore footpath and as such the changes do not significantly alter the appearance of the building and its impact on the AONB when compared to the approved building.

Regarding the potential marine-related use of the buildings, the applicant is seeking the following activities, based on a review of other applications for marine-related employment uses in the Borough.

Boat Sales/Brokerage

- Boat Sales, Charter/Rental and Agency Management
- Insurance/Finance services
- Boat Servicing/Valeting

Training/Surveying

- Specialist training, Sailing Schools
- Marine Inspection/Surveying and Marina Safety generally, including related equipment provision and maintenance

Boat Owner Services

- Specialist services installations
- Boat transfer/handling and maintenance management
- Specialist operatives (e.g. Communications/Navigation) without workshop requirements

Regarding the other alleged breaches of planning control, these are noted but are not material to the planning application. It is our understanding that no enforcement action has been taken in respect of these alleged breaches. If action is taken then a separate planning application or applications can be submitted to regularise breaches, where necessary.

I hope that this addresses the issues already raised and we will await your further feedback.

Regards,

Donncha Murphy

DTM Planning

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