

22, Bound Lane
Hayling Island
HANTS
PO11 9HU

09 March 2017

Dear Sirs,

Re: Planning Application APP/17/00151

I object to the above application mainly on the basis of the proposal is too large for this location and having a visual impact on the view from other and our own property.

The proposed extension is well behind the general property line at the rear, indeed the full depth of the proposed extension extends beyond the line. This will be an obvious intrusion in the adjoining properties affecting enjoyment of those properties.

The Amended Plans submitted 27th February show the compass arrow with the North conventionally pointing to the top of the plans. With this in mind the plans give the impression that the proposed extension would be to the South of the original building. The truth is that the extension will be to the North and extremely close, if not impinging, on the boundary of the property to the North affecting him and also my own property, the next one to the North.

The increase in size of the property is also somewhat incongruous. The footprint of the proposed extension is at least the same as the original house. In the architects own Design and Access Statement, in section 10.1, they give the increase in overall footprint as a mere 34.1 m². This would appear to be incorrect by an order of magnitude. The ground floor area of the original house is given as 218.5 m² in section 4.1.1 and a simple comparison of old and new on the plans will show that this cannot be correct. This would be an attempt to persuade that the proposal is smaller than it actually is. For these purposes the small extension that exists should not be included, as this structure did not have any planning permission.

Section 10.5 in the Design and Access Statement insists that the house cannot be seen from the street. This may have been true when the architect received his commission. However in the last week of December 2016, when Havant CC were not working fully, before this planning application was submitted, all the trees at the front of the house, bar one of the oaks, were removed, despite there being queries about the ownership of the land. The original street scene is shown at Figure 1 on page 3. The result is a hedge as shown in figure 2 on page 3. On 8th March one line of hedge adjoining the drive was removed completely, a section of the frontage hedge removed and yet another tree was felled. This is illustrated in Figure 3 on Page 3.

It cannot now be said that the house cannot be seen from the street or other properties. The mish mash style of different angle roofs will be very visible and frankly, in the words of HRH The Prince of Wales, a Carbuncle. There would be a detrimental view for both adjacent properties and walkers in the road.

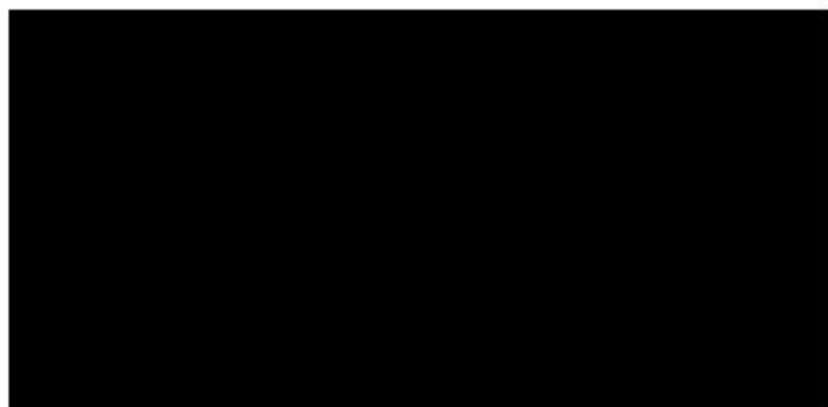
The environmental impact caused by the removal of mature trees and hedges before the application was submitted and possibly being made a condition of planning is inexcusable and irrecoverable.

It would also seem that some of the hedge removal has been done to provide site access for construction traffic. This would seem to be the applicant making the assumption that his application will be successful.

The floor area of the dwelling in this application is more than double the amount of the original area. This is more than inappropriate for this location. I believe that this application is a commercial application masquerading as a private one. The intention is not to provide more space for exclusive family use but to be able to offer accommodation on a paying basis, such as Bed and Breakfast. This would be completely inappropriate for this area; especially with the increase in road traffic this would bring to a single-track road.

In summary I object to this application because of adverse visual impact to the neighbours and visitors to the area, the loss of visual amenity to close neighbours, the inappropriate size, the possible creation of a business in a residential area and the understatement of size in the submitted documents. The environmental damage has already been done.

Yours faithfully,

A large black rectangular box redacting the signature of P. Warren.

P. Warren

Photographs



Figure 1 Original Tree Frontage



Figure 2 Trees Removed and Hedge in place



Figure 3 Hedges and Additional Tree removed