

From: Nigel Roper [redacted]
Sent: 13 March 2018 21:05
To: Havant Planning and Development Mailbox New <planning.development@havant.gov.uk>
Cc: planning@conservancy.co.uk
Subject: Fwd: 5A Simmons Green, Hayling Is. PO11 9PP

It is my belief that I inadvertently attached a previous draft of my letter of objection. My apologies. The correct one is set out below.

Date: 13th March 2018

Havant Borough Council, Planning Department

FAO: Case Officer Ms. Karen Wooden

Re: Retrospective Planning Application APP/18/00158

Address: **5A Simmons Green, Hayling Island, PO11 9PP**

Applicant Description: Replacement roof tiles from concrete to slate, installation of 1No. dormer window to the west, 1No. dormer window to the east and dormer window to the rear

Dear Sir / Madam,

I write on behalf of Joanna Hamilton & myself being the owners on No 6. Simmons Green, (Opposite subject property) in respect of the above retrospective planning application lodged and published on 23 February 2018. I herewith confirm my strong objection to the said application with the following comments:-

Together with my neighbours, Mr and Mrs Percy of 11c Salterns Lane, I met with the Councillor for Hayling East, Cllr. Clare Satchwell. During our discussions, we were led to believe that this matter would be referred to Committee rather than being dealt with by Officers using delegated powers as stated on your website. When this matter is being discussed by the Committee, I would like to be present. Please advise me of the date in due course.

The property plot (Site) and bungalow lies immediately adjacent to South Haying Island Character Area within the

Chichester Harbour Area of Outstanding Natural Beauty (AONB) in Havant Borough, which is also designated as a Site of Special Scientific Interest (SSSI).

As such, any planning application should have to account for the associated requirements adopted by the relevant authorities including but not limited to Havant Borough Council and Chichester Harbour Conservancy. From the documents and drawings presented in the above-mentioned planning application, it is apparent that little or no such consultations have taken place with all the relevant Authorities and that the construction works have been started and are still proceeding as I type this letter without any prior permission.

The refurbishment works connected with the application significantly impacts the appearance of the property which is fundamentally contrary to the assertions and opinions made in the planning application documents that "the design and concepts are to harmonise with the existing house". The alterations constitute a major change to the building which will detrimentally impact the proportions and silhouette of the building, particularly the northern and eastern faces of the building when viewed from Mengham Creek and the designated AONB/SSSI areas. Simmons Green contains eight bungalows originally of similar design and characteristics, sympathetic to each other. We are now presented with a 'fait accompli' with alterations to a building completely out of character, to the front and a blot on the Harbour landscape.

Whilst the building may not fall within the AONB border, Havant Borough Council document entitled "Design Guidelines for New Dwellings and Extensions" dated August 2010 clearly states for Character Area "South Hayling Island" that a property outside the boundary of the AONB but falling into the category where a development would impact the natural beauty of the AONB that such a development "will be considered against the likely effect on the quality of the landscape" and "that development will be resisted unless there is compelling reason...". Salterns Lane is specifically mentioned as one such area that would be affected and Simmons Green, is a private cul-de-sac lane on the AONB side off this exact road.

The planning application proposal depicts the extension of 2No existing dormer windows to the west and east faces of the pitched roof to the building and the applicant states that "the proposals allow for the slight enlargement of the first floor". However this is a very misleading statement as these dormer extensions are in fact very extensive with both dormer windows having been extended (continuously) each side along the pitched roof right up to the northern vertical gable end of the roof and furthermore the dormer windows wrap around this northern gable end of the roof. In effect the dormer windows when viewed from the north are non-existent. This has created in effect, a huge u-shaped box-like extension to the roof/first floor with several additional windows to all three faces (north/east/west). This has totally changed the pitched roof and gable shape to a box-like structure with a small apex of the original roof on top. The northern gable end is all but enveloped in the extension and the sloped eaves of this gable end have been all but obliterated. These major changes are not clearly depicted on the drawings provided by the applicant and particularly the small-scale evaluation inserts on drawing entitled "Proposed Plans and Elevations" do not readily allow the reader to understand the magnitude of the alterations proposed and currently built.

Section 22 of the Joint Supplement Planning Document for Chichester Harbour Area of Outstanding Natural Beauty as adopted by Havant Borough Council on 19 July 2017 clearly states "Dormer windows should be in keeping and proportionate to the design and material of the building. They should not dominate the façade...." However the dormer extensions are quite the reverse and totally dominate the whole roof and the proportion of the original bungalow building. These works are totally out of keeping with the area and highly unsightly especially when viewed from the Creek side and the adjacent AONB/SSSI. They are entirely contrary to the opinion made in planning application Design and Access Statement document section 7: Appearance that "The front and rear house profiles are unchanged with dormer heights remaining the same". In fact the rear (north and AONB/SSSI facing profile/silhouette) of the property and its roof has been totally changed as I have explained above and as such this is a false or highly misleading statement of fact by the applicant.

The type, appearance and constituent materials of the dormer windows and the "anthracite grey boarding" to the vertical faces of the dormer structures have not been given. Furthermore the removal of the existing red concrete roof tiles and the dormer return panels and replacement with natural slate/dark grey boarding (whatever material that may be) will not be in keeping with the general "street-scene" and out of kilter with the other cul-de-sac houses and also his own garage.

Contrary to the assertion by the applicant in planning application document Design and Access Statement, section 9: Consultation, I was not consulted or made aware of the proposals nor has he made any reference in this document to any consultations being made with relevant Authorities prior to proceeding with the works or indeed submitting this planning application. The pre-application advice stated in the Application Form under section 6 states "Advised to make retrospective planning application for minor changes to roof and east elevation dormer window". This appears to indicate that the named planning officer was not fully briefed of the nature of the works already

undertaken and proposed as it is clear from the evidence and facts that these works do not constitute “minor changes”. It also totally ignores the major changes to the northern gable end of the roof which face onto the AONB/SSSI, and the west elevation of dormer changes which face onto our elderly neighbour at No 5. In addition, the additional widening of the original first floor window and the installation of three more windows to the first floor east elevation (now all with clear glass) completely destroys any semblance of privacy for the occupiers of 11 C. Salterns Lane.

I therefore contest that the works and application are entirely contrary to planning requirements and do not meet any threshold test of acceptability for a building facing onto an important AONB/SSSI. Furthermore, if this unauthorised development is granted the necessary permission, a dangerous and unacceptable precedent will have been created, no doubt to be used by others seeking a similar development. I urge the Council to refuse/reject this retrospective planning application for permission and take the appropriate action accordingly.

Photos of the works are included overleaf.

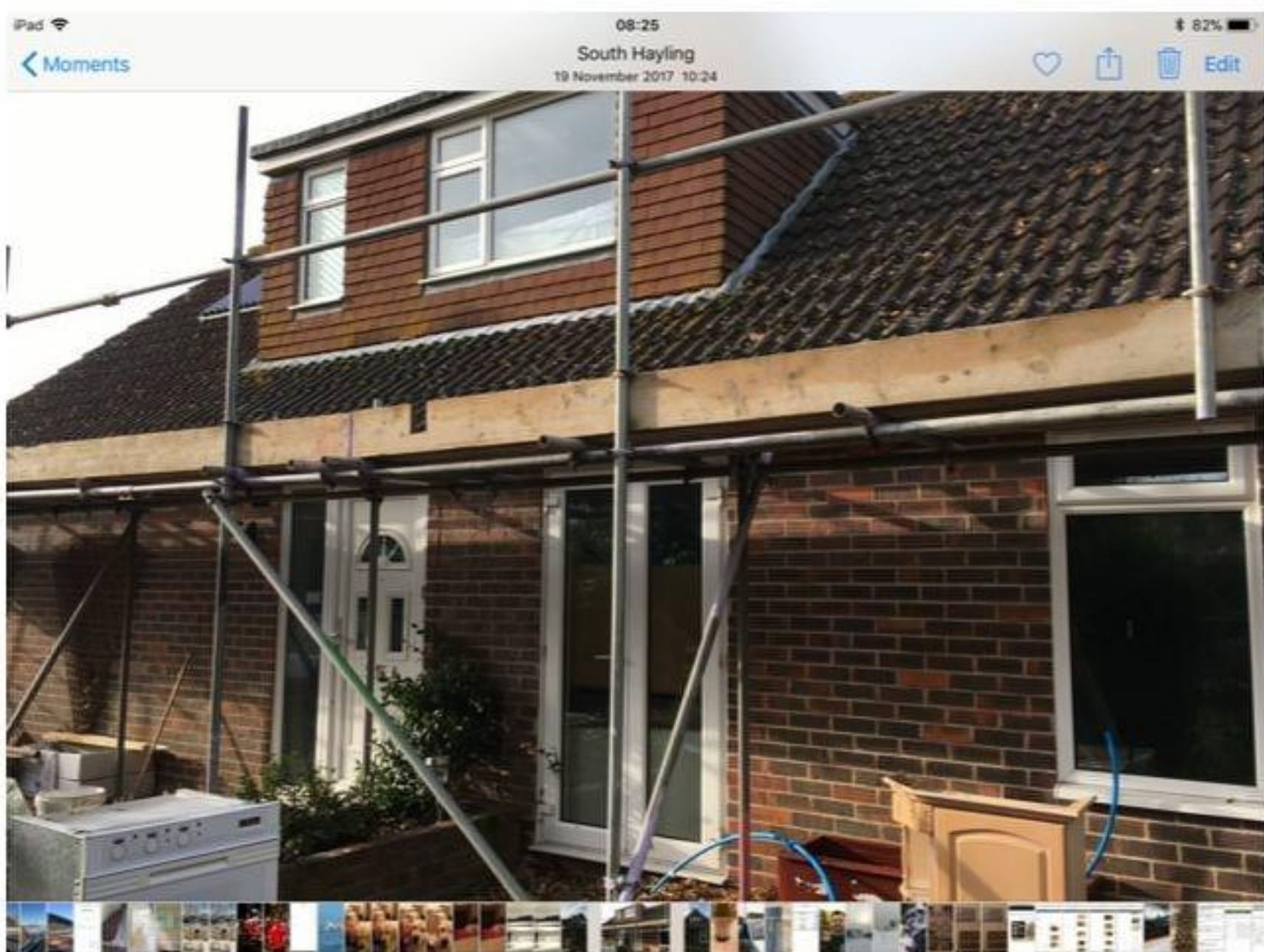
Yours faithfully,

Nigel F. Roper

6 Simmons Green, Hayling Island, PO11 9PP

Photos

View of bungalow from North East before alteration works commenced (taken 19 November 2017)



View of bungalow from North East during alteration works (taken 15 February 2018)

View of bungalow from North East during alteration works (taken 5 March 2018)

Insert photo

View of property from AONB/Mengham Creek (taken .. March 2018)