

HAVANT BOROUGH
COUNCIL

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132a Sea Front
Hayling Island
Hampshire
PO11 9HW

28th June 2016

Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Sirs

Ref: Planning Application: APP/16/00584
Site Address 128-130 Sea Front, Hayling Island

*2No. maisonette flats above existing block of 4No. dwellings,
new lift enclosure at rear, bin and cycle stores and 2No. car
ports. (Resubmission.)*

We live in the adjoining block of town houses next to Lama Court and, whilst we are not the immediate neighbour, we are co-owners of the forecourt of the town houses and have a vested interest in the above referenced planning application to Lama Court.

We have studied the revised planning application as detailed above and, since we can find little difference to the previous proposal, we believe this application should also be refused. Our objections are as follows:

1. This would become the first 4-storey building along this part of the Sea Front.

This proposal would create the first 4-storey building on this stretch of the Sea Front between Eastoke Corner and the Funfair roundabout at Beach Road. The fact that the amended proposal is still **4 stories** high has skilfully been omitted in the Resubmission. The fact remains, even though the fourth storey has been slightly reconfigured, it is nevertheless still **4 stories**. We think this is an unwanted precedent and should be avoided at all costs as it would significantly change the nature of the area and allow more 4-story building to be approved in the future. The development would therefore still conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Design Guide SPD 2011 and the National Planning Policy Framework.

2. The building line has moved nearer to the road.

Although the new balconies at the front of the building seem to have been softened by moving inwards slightly, closer inspection of the plans reveals that the new steel structure added to support the balconies are

the same as before, effectively moving the building line nearer to the road as is shown by the **Proposed Sight Plan 15:027:05 REV C**. It shows clearly the impact this proposal would have on the neighbouring property of Dilkusha Court on the east side and our block of town houses to the west. Moving the building line nearer to the road would still make the building oppressive particularly as it is proposed to be two stories higher than it is at present.

3. **The maximum roof height is at the front of the building.**

Whilst the sides of the proposed 3rd floor of Lama Court have been stepped in by 2.7 metres the wall at the front has only be stepped back by 0.5 metre to the existing wall, so the overall effect is it is still of a full height **4-storey building**.

Dilkusha Court on the east side of Lama Court and the new block of flats on the corner of Webb Lane are not only **3-storey**, but their impact from the street is less because the **third** storey is set back from the front of the building line and thus less noticeable from the street, allowing them to blend in with the other buildings along the Sea Front. Lama Court in contrast will be obtrusive, being not only 4 stories high but in front of its neighbours' building line, significantly detracting from the over all character of the Seafront.

4. **Misleading drawings when considering perspective.**

In addition the Street Elevation Drawing gives a false impression of the impact of the increased roof height of the proposal. It does not illustrate the full dominance that the height of the building will have over its neighbours. Although the proposed roofline appears to be only slightly higher than our townhouses this is misleading as our townhouses are set back **several meters behind** the present building line of Lama Court. Thus, the maximum height at the ridge of our houses is considerably further back giving a completely different perspective when viewed from the road. This fact is not obvious from the drawings that have been submitted, which we consider very misleading.

A perspective view from street level would be more useful and give a more realistic indication of the impact of this proposal to the neighbouring properties.

We trust our objections to this planning application will be taken into consideration.

Yours faithfully

