

Havant Borough Council

Public Service Plaza

Civic Centre Road

Havant

Hampshire

PO9 2AX

15th November 2022

Dear Ms Donophy,

Full support for this proposal !

Re: SUPPORT for Planning application APP/22/00965

It would be lovely to see an impressive property on such a prominent corner and this current design is an improvement. However, it is still bulky with very square angles and flat roofs which give it the appearance of a very large building. It is window top heavy which makes it look like a block of flats/apartments and not a single residential building particularly from the South and West elevations.

THE RESPONSE

(This is a modern design. If you look at number 4 Bembridge drive it has a massive roof and its 3 stories high, no one commented about this being too high, overlooking flats, overlooking beach, not keeping in line with other properties. This is your opinion that it looks like flats but I think it looks like a lovely modern house. If you look at the comments, No.4 has been built some 30ft to the north, 3 stories high with a pitched roof and a large double garage with a high roof, No.4 is now higher than the flats opposite, no comments and photos objecting from anyone, (redacted)

The property is adjacent to a busy public area which hundreds, if not thousands of visitors enjoy each year, the dwelling also borders the pathway directly onto the beach and seafront walkway. Impact of 'design/external appearance' from West Elevation – next to the public area and parallel with the walkway leading directly to the beachfront

The proposed building is attached to the boundary line/wall which can be seen for quite a distance. A three-story building with flat roofs will be bulky and dominate Eastoke corner. The balcony will totally overlook the public whilst enjoying this area. It looks as if it has been carelessly added onto the side of the building with an unusual and uneven extended roof line. Although the portholes have a nautical theme they look extremely dated and additionally encroach on the public's privacy. This balcony will overlook the flats opposite and neighbouring property.

THE RESPONSE

(I would think most visitors would stop and admire the new building, like they now do for number 4.

It's not 3 stories on the boundary line/wall. The flat roof is not as high as No.4 pitched roof, if No.2 had put in for a pitched roof this will be as high as No.4.

This property already has a 40ft x 40ft roof garden that has a 360-degree view point. Not sure what plans you have seen but there are no extensions to the east or west. Sorry the portholes are not for your taste but this is the owner's choice.

Not sure what you mean about (publics privacy.) Are you saying that when you go outside no one can look at you. The flats opposite being 4 stories high, even with the new plans the flats and No.4 will still be overlooking No.2. both still being higher than No.2. please look at plans properly.)

Impact of 'external appearance' from South Elevation – Seafront

Due to the proposed size and blockiness it looks overdeveloped on the site and visually cramped in totally dominating the adjacent property and beach walkway/seafront. It is very window/door top heavy which gives it the appearance of a block of flats/apartments and not a single dwelling this is also, out of character for seafront properties in the amenity. Twenty-seven full length windows/doors with a further six on the west elevation is very excessive and disproportionate for a building this size. The view could be enjoyed with considerably less windows and the building would resemble more of a single residential dwelling. It looks uneven and imbalanced with the unequal square angles and extended roof line on the third floor.

THE RESPONSE

(I agree, No.4 being 3 stories with a massive pitched roof does look overdeveloped on the site and visually cramped in totally dominating the adjacent property No.6 being a single story.

These twenty-seven windows are not overlooking anyone, no properties to the south or west of No.2, the only overlooking is the lovely view that is forever changing Solent. I believe that No.4 has about the same number of windows to the south and does overlook Nos. 6 and No. 2 patios.

The flats opposite have 60 + windows overlooking No.2.

No.4 Bembridge Drive overlooks No.2 with 8 windows. Why did you not make a comment when No.4 put in plans, I think it looks very modern and creative just what the Hayling seafront desperately needs. I sorry to say this but you need to get out of the 1960 and into 2023.

If you walked a long Hayling seafront you will see quite a lot of lovely new buildings, and refurbished, extended buildings in Bembridge Drive itself No.18 has recently been refurbished and extended building it a 3-storey flat roof with very square angles with a roof garden overlooking Nos 16,14,12,10 you can see from the pics that the next-door property's view Number 20, 22 to the left are also 3-storey flat roof.

Why was there no comments made when No.18 put in plans,

Two balconies, one of which wraps around the west elevation is also very excessive and will totally

overlook the public area and neighbouring property which has only one recessed balcony the pitched roof is a great design as it reduces the appearance of being overdeveloped, blocky and bulky.

A single recessed balcony would be more in keeping with the neighbouring property and respect the privacy of all others.

Impact of 'external appearance/design' from highway- North Elevation/West elevation

The property is located in a prominent position on Eastoke Corner and entrance to a private estate, it is the first house that can be seen as you approach both elevations from the highway.

THE RESPONSE

(No.2 already has a 40ft x 40ft roof garden that has a 360-degree view point. I disagree with you about No.4 it looks overdeveloped and looks like a church and it was No. 4 choice to have only one balcony.

(and respect the privacy of all others.)

No.4 overlooks No.2 and No.6 with 8 roof windows if you look the windows of No.4 you will see that they look straight into the porthole's bedrooms of No.2, Why did you not make a comment when No.4 put in plans, and the top windows overlook the roof garden to the west of No.2 that's what I call overlooking neighbouring property.

Having a recessed balcony on this property on the south side will make the house even bigger and the patio on the 3rd floor will be much bigger and the view will be the same and it will still keep in line with No.4 South elevation, but this means that the south side will have to have a 2nd floor extension to get a recessed balcony. You are already saying it is too big and now you are saying build it bigger to fit a recessed balcony in.

No.4 roof windows already look over No.2-patio area so I would think that building a two storey would give No. 2 more privacy.

If you were to drive from west to east along the seafront you will see a massive roof No.4 towering the skyline it looks overdeveloped, bulky, and with a church appearance and the top windows are higher than No.2 house.)

The towering high-rise entrance/proposed extended frontage with the flat roof gives an appearance of enormous height, extremely blocky and bulky which will dominate Eastoke Corner, the entrance to Bembridge Drive and neighbouring properties. Similarly, to the neighbouring property it could be suggested that a pitched roof would soften the angles and have less of a dominant impact, be more sympathetic with the neighbouring property and aesthetically pleasing.

THE RESPONSE

(If you look down Bembridge Drive estate you will see many towering high-rise properties on the south side mostly 3 story flat roofs. With a pitched roof this property would be higher than No.4.

There are 25 + 3 Story properties in Bembridge Drive, we are nearly in 2023 and this lovely design will enhance Eastoke Corner.) The towering high-rise entrance even with the new plans No.4 and the flats are higher the view when entering Bembridge Drive No.4 is too high and has a church appearance with lots of windows. Why did you not make a comment when No.4 put in plans.)

The design is imbalanced and uneven with a block that has been plonked on top of the building and an extended unequal roof line which looks lopsided. The balcony to one side is very unusual and looks like it should not be there especially as the position is frontline on a main highway. The balcony will overlook the public area and flats opposite. The development is not in keeping with the neighbouring property it is very square, flat roof, over-bulky, dominant, and over developed for the size of the plot.

Single dwelling seafront properties in Hayling Island also do not have so many/such large overlooking balconies.

The double garage is too large for the small frontage of this property and added to an already overdeveloped house it will be overbearing at the front of the building on the highway. It will appear huge from all elevations especially from the north/east.

The sight has an enormous potential for a modern, stylish design that will enhance the street scene and promenade area not a property that is visually cramped, overdeveloped and dominating.

Yours sincerely,

THE RESPONSE

(If you look at the plans you will see its perfectly balance, (Redacted). Not sure why you keep repeating yourself about overlooking the public area and flats opposite.

No.18 has recently been refurbished and extended building The view from Flat 10 looking south. The proposed design will be overbearing to the occupiers of Flat 10, result in overlooking, loss of privacy and loss of outlook. Photo 6 flat roof with very square angles was that (plonked on top of the building and an extended unequal roof line which looks lopsided.)

I do not think that the development of No.4 is (in keeping with the neighbouring property's) No.6, and No.2. Why did you not make a comment when No.4 put in plans.

As I've said before No.2 already has a 40ft x 40ft roof garden that has a 360-degree view point.

You said (The development is not in keeping with the neighbouring property it is very square, flat roof, over-bulky, dominant, and over developed for the size of the plot.) When No.4 put planning in 18+ months ago why didn't you mention to the council that it's not keeping with the neighbouring property, a one-off design extremely high property with a church appearance and lots of windows to the south and north over developed and a big garage, so why would number 2 have to keep in line with No.4 this is a perfectly balance property for the size of the plot. I cannot wait for this to be built a fantastic design and the architect should win an award)

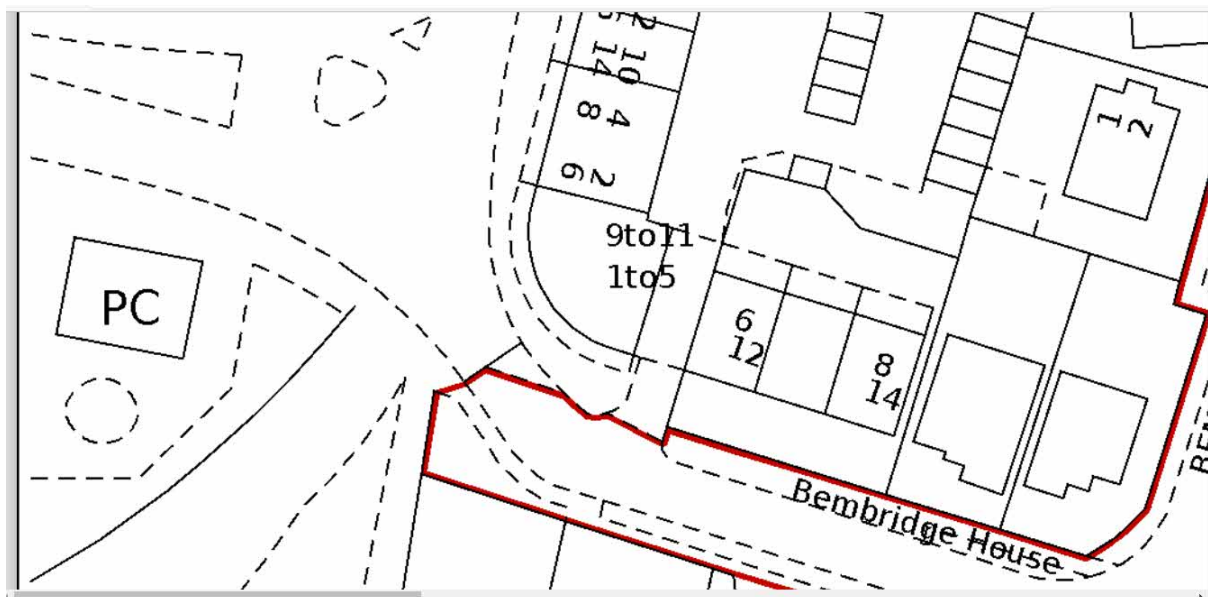
A list of 3-storey houses in Bembridge Drive No.1, 3, 4, 18, 20, 22,

What makes a good Road, Avenue, Drive or Close are different individually designed properties, Size, shape and colour.

Full support for this proposal !

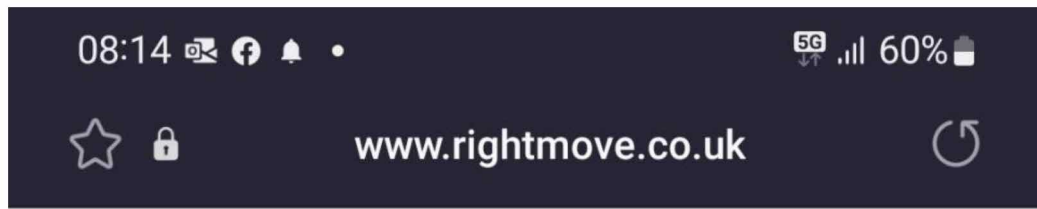
You will see in the pics below the lovely pink bungalow with 2 garages with asbestos roofs these were pull down before planning no one has asked where did the asbestos go to has it been illegally disposed of. (You have said) The property is adjacent to a busy public area which hundreds, if not thousands of visitors enjoy each year) **how about the health and safety of these people.**

If you have something to have a good moan about have a look at the (redacted)that built a wall on pavement on the entrance to Bembridge Drive ON HAVANT BOROUGH COUNCIL LAND you will see from the land registry that the Warren Sands Estate starts where the gate is hung on the south side angled to the left side of the road kerbs entering Bembridge House THEY DO NOT OWN THE LAND that's the north side gate is position. The wall they have built goes straight North and not a 45 degrees angle, The Directors of Warren Sands Estate needs to be sacked.









8



8





15 of 19 - 2



