

Our Ref: 15 125/CJB/HDL
24th March 2016

Rachael McMurray
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Dear Ms McMurray,

Re. 17 New Cut, Hayling Island, Application No.16/00092/FUL

We note recent letters of concern posted on your planning portal website and although you have not requested a response to these matters please find below the applicant's comments.

- **Overdevelopment**

The current proposal for two chalet bungalows on the proposal site is in proportion to the two chalet bungalows 19a and 19b given planning consent

- **Visual Impact**

The previous semi derelict property and garden had not been maintained for several years resulting in a considerable unkempt appearance uncharacteristic of the neat suburban-like appearance of the rest of the road. The only exception to this characteristically neat frontage appearance of the road is No. 15 which has suffered from the same neglect as No. 17. Any new development will take time to develop the associated garden and therefore it can only be expected to look a little 'bare' to begin with.

The proposed chalet bungalows have now been amended to lower the roof line (ridge) by 800mm making them similar to No 21 and slightly higher than 19a and 19b and set back from the road the same distance thus now presenting a lower visual profile.

- **Overlooking**

The proposal is to build a bungalow with some accommodation in the roof void. Windows have been carefully orientated to avoid overlooking and privacy issues. Properties on the south side of New Cut are approximately 28.5m, substantially far away and in excess of Havant Borough Council's guidelines, and thus do not present any privacy problems.

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ARCHITECTS

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We trust this additional information and willingness to respond addresses the various concerns and demonstrates that the proposal complies with the requirements of Havant Borough Council's development criteria in the residential area.

Yours sincerely,



C.J. BLOOMFIELD
Director, Bloomfield Parker Architects Limited

cc Mr O West

