

**91 St Thomas Avenue
Hayling Island
Hampshire
PO11 0EU**

Your Ref:APP/16/01298



8 January, 2017

Planning Service, Havant Borough Council
Public Service Plaza
Havant
Hampshire
PO9 2AX

Dear Sirs,

Objection to planning application APP/16/01298
Site address 89 St Thomas Ave, Hayling Island

Contrary to the applicant's statement in item 4 of the Design and Access Statement, the applicant has made no effort to inform me or any of the other neighbours of the design or any features of the application, even though there are features which will affect the neighbours' enjoyment of their property.

The application appears to lack care in its preparation and there are material errors. In addition, the application was submitted to Havant Planning Service immediately before the applicant departed for a number of days over the Christmas holidays. As a result, the only information that has been available is from the application. I have not expressed any concerns previously because I have had no information on which to comment.

I have included a marked up copy of the applicant's Proposed Site Plan and six photographs to clarify my comments.

Material Errors

1. Kitchen window is missing from the Proposed Street Elevation drawing (to the right of the rear door).
2. The extent of the hedge along the boundary between number 89 and number 91 is shown incorrectly. There is an existing garden shed in my garden at the approximate position shown on the marked up site plan. There are established hedges from the roadway as far as the south face of the shed. The hedge does not extend north of the shed, and instead there is an open boundary with a mixture of different shrubs on both sides of the boundary. Photo 1 shows the open boundary north of the shed, and photos 2 & 3 show the established hedge south of the shed.
3. The alignment of the hedges between 89 and 91 is shown on the applicant's site plan as approximately central on the boundary. The boundary is clearly established by a number of approx 800 high concrete posts which run in a straight line between the northern and southern limits of the boundary. The laurel hedge at the southern part of the boundary is approximately central, but

the escalonia hedge is significantly within my side of the boundary. The positions of these hedges could become contentious in future because the proposed bungalow is close to the boundaries on both east and west sides.

Objections to the Application

1. The close proximity of the kitchen windows and rear door of the proposed bungalow, and the rear aspect of the garden shed and the open boundary to my established garden would seem the subject for future conflict. The application does not propose a solution to the conflicting demands of privacy, change of character, loss of sunlight and close view of an established shed. This may be due to the incorrect description of the boundary hedge. Based on the proposed layout of the building, I do not see that there is a satisfactory solution which does not significantly reduce my enjoyment of my established property.
2. Access from my property from the drive to the roadway will become extremely hazardous because of the established hedge between the driveways of my property and the proposed property. The hedge is both thick and tall, and will create a blind spot between the driveways. The length of the proposed driveway will encourage relatively fast vehicle speeds. See photo 4.
3. I am concerned about potential damage to the services to my house during the construction of the proposed property. All the main services (foul and surface drains, gas, electricity) run at shallow depths in the area that I have clouded on the site plan. These have been damaged during previous minor works, and any approval should recognise the responsibility of the applicant for protection and (if necessary) timely repair of the services and access way.
4. If any application is approved, then it is important that the boundary line between the new property and my existing property is established legally before any work is started on site. The boundary is clearly marked at present by a number of 800mm concrete posts which are in a straight line from the southern to the northern end of the boundary between number 89 and number 91. This legal definition of the boundary will be necessary to avoid disputes between future owners.
5. Although the importance of the established hedges along the boundaries is recognised in the application, there is no information about the means that will be used to preserve the hedges. Please explain how this will be done.

The proposed new building will significantly reduce my enjoyment of my property and the application does not meet the considerations listed by the council, in particular the effect on daylight, privacy and outlook, and highway safety. I ask that the application be rejected.

Yours sincerely,



P Derek Russell

Enclosed papers

Marked up copy of the Proposed Site Plan
6 photographs on 3 sheets