

Dear Mr Toole,

RE: Planning Application APP/23/00381: 197 Southwood Road, Hayling Island, PO11 9PZ

We wish to make you aware of several objections that we have with regard to the proposed re-development of the property of 197 Southwood Road, application number referenced above. [REDACTED]

[REDACTED] we are of the view that the proposed development will have a negative impact on ours, and [REDACTED] neighbours standard of living.

We believe the proposed development should be considered over-development and is in direct contradiction with Havant Councils Core Strategy document, Design section 7.42: "It is also important that new development sits well with its neighbours and does not have an adverse effect on their existing uses and amenity." Also in direct contradiction to multiple sections of Havant Borough Design Guide Supplementary Planning Document (December 2011).

We reference Havant Borough Core Strategy (Section CS16) and Havant Borough Design Guide Supplementary Planning Document against each of our objections. Our specific objections are as follows:

Havant Borough Design Guide Supplementary 4.37. Note it does not state in the plans whether the driveway/paving is a permeable surface. The large amount of additional paved driveway will increase the amount of water draining onto boundary soakaway areas. The paving is slightly raised toward the house so it will encourage water to drain toward other surrounding gardens and houses. Suitable drainage should be put in place so that water does not drain into the surrounding gardens or already strained drainage systems.

We would also like to draw your attention to the unacceptable proposed garage drainage. The current flat roof slopes downward to the north so the water correctly drains onto 197 Southwood Road. The side wall of the current garage also forms the boundary wall. If the new garage side wall is in the same position, water would partly drain onto 195 Southwood Road because of the pitched angle to the west and east. The roof also seems to encroach onto 195 Southwood Roads property by extending across the boundary line, interfering with a shed that stands on a concrete base (that is not pictured in the plans). This can be seen on the plans 'PROPOSED_ELEVATIONS_V17-1746404.pdf' - the roof extends over the boundary. Instead, a flat roof sloping toward the property of 197, without overhanging features, with guttering within said property would be acceptable.

Havant Borough Design Guide Supplementary 4.48. The proposed house does not take into the account the Local Pattern of Development. The proposed house has mainly been extended toward the south and east by double the current footprint. Moving it closer to the immediate neighbours, even when there is space to the north that could be used. It doesn't follow the established of pattern and building-line of properties on the street. Other houses and buildings that have been developed in the set-back garden areas are consistently positioned toward the rear of the garden so they do not overly crowd, enclose and impose on the other houses that to the south near the road.

The mass of the building will dominate the garden spaces and houses around it causing an unacceptable adverse impact on current residential amenity and a loss of outlook. It's size also increases the density of the housing beyond what the local area usually sees. Little consideration has been given to the immediate neighbours. Although the maximum height of the proposed building remains the same, the extended depth and width of the property means a much larger roofline –

double the depth from north to south – again dominating the spaces around it. It will block (or overshadow) afternoon and evening light to the house and garden to the east of it, and morning light to the house to the west. A more considerate approach to immediate neighbours would be to only utilise the same mass as the current roofline at the 5m height with lower eaves for the rest of the larger footprint, especially nearing the boundary so there is no additional overshadowing.

There is little landscape retained from the existing property. The proposed garden space is disproportionately smaller than the house. The trees that were there have already been removed and the proposed space removes even more grass and a large garden space that is currently next to the garden of house to the east – producing a much harsher environment for the immediate neighbours.

Havant Borough Design Guide Supplementary 5.05. The proposed back-to-back distance between facing windows has been further reduced when it is already less than 20m. The proposed house has mainly been extended toward the south and east by double the current footprint. Moving it closer to the immediate neighbours, even when there is space to the north that could be used. The size of the proposed property also further reduces the length of the garden to the boundary in all directions.

Havant Borough Design Guide Supplementary 5.10. Due to the increase length and mass of the maximum roof height there is an unacceptable loss of sunlight to neighbouring gardens. There has been no consideration to the effects of loss of sunlight to existing properties. Most properties have been purchased for the agreeable atmosphere and sunlight, with all neighbouring gardens designed to taking advantage of the sun's orientation for solar gain.

Havant Borough Design Guide Supplementary 5.25. Due to all the all the points already laid out above, the proposed property clearly will have a negative adverse effect on neighbouring properties, and does not maintain or enhance the existing character and quality of an existing area. While we realise the necessity to re-develop the property, a better more considerate way of approaching it should be found.

Again, we also draw your attention to the unacceptable proposed garage. With the pitched roof seeming extending across the boundary line, with run off drainage onto the property of 195 Southwood. The roof would seem to interfere with a shed that stands on a concrete base at 195. Instead, a similar flat roof, without overhanging features, sloping toward the property of 197 with guttering within said property would be acceptable and avoid creating a negative adverse effect.

Havant Borough Design Guide Supplementary 5.26 Again as it is an expanding backland development we re-iterate that the proposed plan does create an issue of scale, overlooking and separation distances. The proposed development dominates in terms of mass and extended roofline height. To immediate neighbours looking at their gardens it would not be subservient and smaller in size, massing and scale.

Havant Borough Design Guide Supplementary 5.27. There has not been any safeguarding of current immediate neighbours amenities.

Havant Borough Design Guide Supplementary 5.29. The proposed building removes its large south to north garden space and would therefore hinder the combined, rear garden landscape of the area that provides the attractive amenity and street scene.

Havant Borough Design Guide Supplementary 5.50. Due to the closer proximity and the height of the proposed windows facing south they will have an adversely negative effect on the privacy by overlooking of neighbours directly opposite.

In conclusion we believe the proposed development should be considered over-development and is in direct contradiction with Havant Councils Core Strategy document, section 7.42: "It is also important that new development sits well with its neighbours and does not have an adverse effect on their existing uses and amenity."

It is too large for the plot of land, the enlarged roofline is not suitable for the space that the house is within, causing overshadowing and overlooking to neighbouring properties and garden, has an imposing mass and proximity to neighbouring buildings and gardens, does not follow the local trend for set-back positioning and size, will negatively impact the local character of the area, and current residents living standards and amenities will be greatly reduced.

We understand that all immediate neighbours to the property share these concerns and they believe some relatively simple changes could be made to ensure all parties are happy. If this application is to be decided by councillors, please take this as notice that we would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know the date of the meeting as soon as possible.