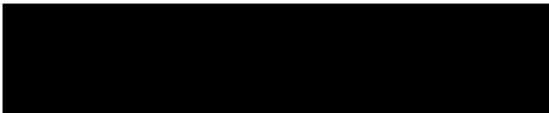


3 The Sanderlings, Hayling Island, PO11 9HZ



**Mr D Eaves,
Havant Borough Council
Planning Department
Public Service Plaza
Civic Centre Road
Havant, PO9 2AX**

Tuesday, 09 May 2017

**Re-Re-Submission for Proposed Planning development (APP/17/00388), 128-130 Sea Front,
Hayling Island.**

Dear Mr Eaves,

I am writing with regard to the third re-submission for the proposed further development of Lama Court, 128-130 Sea Front to build two maisonettes on top of the existing four two bedroomed flats and associated parking and landscaping works.

I believe that the cumulative impact of recent developments on our property and adjacent properties must be taken into account when considering this proposed development. Again, the block drawing does not show Dilkusha Court, a building that already dominates this part of the Seafront. By building on top of Lama Court the total impact on the Seafront will be over-bearing. The impact of the building in conjunction with the other massive structures (compared to our small houses) will dominate our properties, resulting in a stifling, claustrophobic ambience. Please remember that we are overlooked already by Dilkusha Court, Lama Court and The 132A-132C Seafront.

The proposed height of the building will exceed those of 123A-132C and Dilkusha Court. I am aware that when the McCarthy and Stone Development at 124 Dilkusha Court (Application 10-1525-03) was being considered that the Planning Department would only allow a 2 storey building directly behind 1 The Sanderlings, with a 3 storey building to the front of the plot. Yet this proposed building has 4 storeys, is higher than both of the adjacent buildings and is out of character with this part of the Seafront and the low level, suburban properties that lie in the 'hinterland' behind the Seafront.



Please would you also apply the comments from that letter to this building proposal as the design of this building proposal has not changed sufficiently enough to impact on this situation in any way.

Given concerns expressed regarding the possibility of inspecting and diverting public sewers I am becoming even more apprehensive about this building proposal [REDACTED]

We have lived at 3 The Sanderlings for the last 20 years. The South of our house faces the back of Lama Court. To the right of our house, adjacent to our garden is No 4 The Sanderlings. The properties in this section of The Sanderlings are staggered on their plots for maximum privacy. Diametrically opposite to the left at 45 degrees to our property is Dilkusha Court at 3 stories high, a large retirement complex of 31 apartments. This building proposal does not consider its impact on the buildings to the North of it, especially considering the way that The Sanderlings is configured in a staggered manner.

My comments on the proposed building and development plans are as follows:

Proposed Building Development and Plans

Section CS 16 1c of The Havant Borough Local Plan, March 2011 states that development should be informed by the characteristics of the locality including heights, massing, existing buildings lines, plot widths and depths.

The Sea Front is a straight road with residential properties mostly 1 to 2 stories high **and no higher than 3 stories** on the stretch between Eastoke Corner and Beachlands roundabout on the North side and open public beach and land to the South side.

This building proposal at 4 stories high will be higher than any other property on this stretch of the Sea Front. Behind the Sea Front are low level residential properties, almost all of which are no more than 2 stories high. Allowing a 4 story building to be built would be detrimental to the character of this part of the Sea Front, a significant change and would set an unwelcome precedent for future development along the Sea Front. Making Lama Court much larger, even at 3 stories would result in a massing of tall buildings on this section of the Seafront.

The Proposed street elevation in no way reflects how the back of the building will appear from The Sanderlings and no consideration appears to have been made to outline how it will effect properties in The Sanderlings, all of which are 1 or 2 stories tall.

Our conservatory has not been included on the Proposed Site Plan, making the distance from the back of our property and the sit of Lama House appear bigger than it actually is.

It is regrettable that the Location Plan submitted inaccurately reflects the massing effect by excluding the full footprint of Dilkusha Court again. The impact of the proposed development on the Sea Front will be oppressive when the much larger footprint of Dilkusha Court is taken into account. The proposed development will be noticeable because of its narrow footprint, abnormal height and forward positioning and will definitely not be in keeping with the scale and proportion of other properties on this area of the Sea Front.

Lama Court has a narrow frontage and a plot area roughly comparable to both No 3 and No 4 The Sanderlings. We do not have big houses. Adding a further two 2 bedroomed properties on top of Lama Court will place further pressure on the area. With the entrance to the properties placed at the

back of the development this would result in significant noise disturbance for us, in addition to the noise from more car movements and people using the entrance and stairwell of the development right behind our house.

I am also concerned about the number of parking spaces, which appear to be cramped and too few. There is currently insufficient parking at Dilkusha Court, which I can easily evidence from the number of health care workers and relatives that park their cars in The Sanderlings when visiting occupants of Dilkusha Court. The vast majority of roads in this area, including the Sea Front and Bound Lane have double yellow lines because of how close we are to one the beach's car parks. The proposed development has insufficient car parking spaces for its needs and severely limited space for any additional cars to park in the surrounding area.

Effect on Daylight, Privacy, Noise and Outlook

I believe that the cumulative impact of developments on our property be taken into consideration when considering this planning proposal.

The building proposed would impinge on the light reaching the back of our property because of where we are currently situated. When facing South towards Lama Court we have 4 The Sanderlings to the right of our garden and the 3 storey Dilkusha Court at 45 degrees. From our sitting room window we have no view of sky when facing Lama Court and a small triangle of sky visible when facing Lama Court. [REDACTED] Dilkusha Court obscures all but 10% of the sky and Lama Court obscures 60% of the sky. If Lama Court becomes a 4 storey building with the majority of its height at the back of the building it will mean that we will be unable to see the sky directly behind our property. It would plunge our garden further into shade because the light to it has been diminished by building Dilkusha Court 3 stories high. It would also have a detrimental effect on the light entering our property. We would feel as if we are living in a dim goldfish bowl and the total effect will be claustrophobic.

The impact that we are concerned about it is the significant reduction in light onto our garden in middle to late afternoon. This is because of loss of light (and view of Sun) from the Dilkusha Court Retirement Home, which has also not been included on this drawing. With the combination of both Dilkusha Court and the proposed build, the cumulative effect is that we will receive significantly less light than if Lama Court remains at its current height. For us this is most noticeable in winter, when the Sunlight just grazes the rooftop of Dilkusha Court when at its highest point.

[REDACTED]
bedrooms facing Lama Court. Our living room also directly faces Lama Court. When we moved to our house 20 years ago our property at the back was overlooked by 6 windows which were in Lama Court. Privacy was maintained by strategic garden planting. When Dilkusha Court was built a few years ago we found ourselves being overlooked by another 16 windows and it became impossible for us to screen our privacy using planting. If this proposed building goes ahead we will be overlooked directly by a further 7 windows, none of them obscured. The total number of windows overlooking our property will be a staggering total of 30.

This re-submitted application reduces the windows overlooking our property by three but in our opinion and with our circumstances this is not a significant improvement in the plan. We will be

further overlooked because the proposed entrance and stairwell is at the back of the proposed building, so that anyone using the stairs will also look into our property. From reading this re-submission thoroughly we understand that the Fire Authority has expressed concerns regarding emergency access in the event of fire, associated with the entrance to these properties being at the rear of the building due to the narrow and restricted access to the back of the building.

[REDACTED]

We do not think the plans reflect the actual experience of living in our property, or just how oppressive this proposed build would be, not just to our property, but also for our neighbours. We have tried to do as much as is possible to screen our property from Lama Court and Dilkusha Court but in winter when the trees are bare there is little to no privacy at the back of our house. This is especially noticeable when sitting in our conservatory (not on any of the drawings submitted).

As stated in our objection to the earlier building application, our situation is now out of keeping with the vast majority of properties in this locality.

I note that the Havant Borough Local Plan (Core Strategy), March 2011 1.e states that a development should not cause unacceptable harm to the amenity of neighbours through loss of privacy, noise, outlook and over-looking. I believe that we are already overlooked enough and that this proposal has not taken our situation into consideration, perhaps choosing instead to focus on the visual impact to the Sea Front and to our detriment by positioning the proposed entrance at the back of Lama Court.

[REDACTED]

I would like to formally request that a full BRE assessment be undertaken on this proposal and the results made available.

I hope that our objections to this planning application are given serious consideration and thought and await your response in due course.

Yours faithfully

Zarina and Steve Jobbins