

From: Stuart Bone <S.Bone@pwp-architects.com>
Sent: 02 January 2018 10:58
To: McMurray, Rachael

Subject: RE: Land adj to 48 Station Road

Dear Rachael

We wish to respond to the further comments provided by the owner of No. 48 Station Road dated 18th December 2017.

In the first instance would it be possible for us to see the letter from Havant Borough Council Dated 14th December 2017 as this letter appears to be referred to a number of times by the owner of No. 48 Station Road.

As you are aware the planning inspectors report on the appeal is not a rejection of the principle of development on the site but specifically on the application drawings at the time. The scheme has significantly changed since then and the relationship of the proposed single storey house to the North West boundary is much less pronounced and the height of the building has also been reduced.

We understand that the guidance notes in the borough design guide safeguards daylighting for existing neighbouring houses if sections 5.08 and 5.09 are satisfied. Our daylighting drawing 4443/1203A demonstrates that this has been satisfied and therefore the daylighting that the house at No 48 Station Road is deemed to be acceptable.

We note the photographs that the owner of No. 48 station road has supplied with his latest objection letter. We do not dispute the fact that the existing fence on or about the winter solstice creates shadows across the windows of No. 48 Station Road. This fence existed before the current owner bought the property and therefore this should be noted. The photographs also show significant shading above the fence shadow line. This is from trees and shrubs outside our site and the objector makes no mention of this in his letter. Generally it is entirely unfair to judge any scheme on the basis of the impact of the solar shading in deepest winter. On the recently approved scheme APP/16/00060: 36, 38 and 40 Station Road and 1 West Lane, Hayling Island, PO11 0EQ the applicant was asked to provide sun studies for March June and September

As this is what the guidance says is reasonable. We maintain that determining a scheme on its shadowing where the sun is at the maximum of 16 degrees above the horizontal is not an acceptable way of assessing any kind of development. That said our comparative sun study has proved that even at this low level the impact of additional shadowing is marginal and brief.

The objector makes further comments upon planting. We are expecting that any planning permission will come with a condition about landscaping and planting. This would be a suitable control on the applicant to ensure that any planting is appropriate and will not cause unacceptable shadowing to the neighbouring properties.

We wish to confirm that our application drawings do not show any brick walls to the boundary. The boundary fence is to be retained in its current position and height with no additional works proposed.

This proposal has been deigned carefully to minimise the impact of the new dwelling on all the surrounding neighbours and we would hope that Havant Borough Council recognise this in their considerations of the current proposals.

Stuart

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