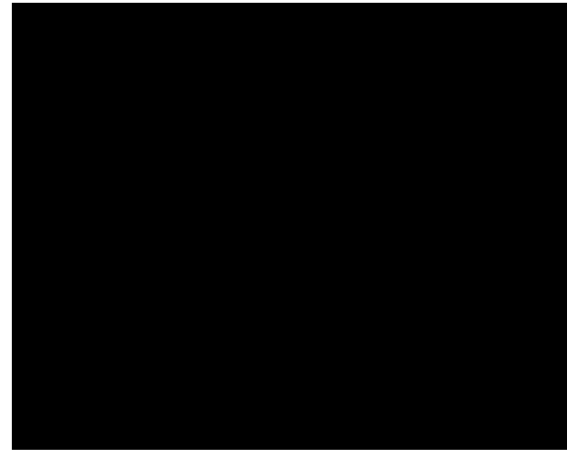




Case Officer Mr J. Toole
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
P09 2AX

Date :- 03rd September 2020

Site Address:- 2 Eastoke Avenue, Hayling Island, PO11 9QW
Your Ref:- APP/20/00699

Proposed New Garage, New driveway with new entrance to number 2 which will now be in Southwood Road, not Eastoke Avenue, demolishing of existing conservatory and replacing with a new two story extension with porch on the ground floor, New second level extension to North Elevation of 2A. All of which except the new garage have not been mentioned on the proposed plan or detailed information regarding the new extensions to 2 and 2A.

Dear Mr J. Toole

Thank you for your letter regarding the new extensions to the existing property at 2 & 2a Eastoke Avenue, Hayling Island, PO11 9QW.

This is the second time that Mr Chris Fields has requested an application, the first time was back in 2015 for a rebuild which was refused by Havant Borough Council, Mr Chris Fields appealed and it was again refused by the planning Inspectorate at Bristol for reasons which I think you should read and look into. I have enclosed a copy of the planning Inspectorate report for your attention, also a copy of the street plan showing all the single story buildings within the local area.

The new proposed driveway, which has not been mentioned on the new plan drawing will be to close to the junction of Southwood Road and Eastoke Avenue as there is an existing bus stop outside [redacted] number 81 and also one opposite at number 76 there have been several accidents due to the congested area by the two bus stops opposite each other. If two

buses arrive at the same time at each bus stop no traffic can get through either way. There is also a lamppost in the entrance of the proposed driveway.

The new drive way entrance to Southwood Road to number 2A has not been shown on any of the plan drawings or mentioned on the specification, also is the new extension going to be built in the front garden where the existing conservatory is, which incidentally has been built beyond the front building line, again no information or sizes are given for the new extension and porch in the front garden.

[REDACTED]
previous owners told my wife and I that they had applied for planning permission to build a larger dining room with a bay window and were told by the council they were not allowed to exceed the building line further than permission given by the council.

The existing garden front wall at number 2 has already been demolished I presume without permission several shrubs and trees have already been cut down to make way for the new driveway again I presume without permission.

The position of the new proposed driveway in the front garden [REDACTED]
[REDACTED] was refused by the Planning Inspectorate in 2015.

There are also access gates to the council yard opposite Eastoke Avenue where large lorries and large earth moving equipment are going in and out at different times during the year for the sea defences and the beach alterations.

The rear garden of property number 2A has already been built on which is now a very small bungalow. [REDACTED] at present has no garage, garden or free space and has to dry [REDACTED] washing on a clothes dryer as there is no room for a proper washing line in the front garden.

The new Garage to the side of number 2A has already been built but it has not been built in accordance with the approved plans. The approved plans clearly shows that the new garage will be 5.5 metres from the existing house and the perimeter wall and with a gap of 1.5 meters between the garage and the perimeter wall, also with a gap between the existing house and the new garage, the newly built garage has an adjoining doorway between the house and the garage with kitchen units and a sink already installed the fields family are not being very truthful in what they intend to build and the garage should have been built in accordance with the drawings. The original existing attached garage to 2A which is the original garage for number 2 is used exclusively by the owners of number 2 as is the drive way to it where they park their vehicles.

There is a proposed extension to the north elevation on the second level no dimensions or details of windows are listed the extension will overlook [REDACTED]
[REDACTED]
[REDACTED]

was also refused by the planning Inspectorate in 2015.

There is a proposed extension shown on the plan drawing [REDACTED] it looks like the existing conservatory will be demolished and an extension with porch will be erected in its place once again no reference of details or sizes are given on the plans.

The sketches not drawings submitted are very amateurish they have no titles descriptions or dimensions of any of the new extensions. Has this been done by design to hide what is really required in the future? These drawings are not fit for purpose.

Taken from 1.2 of the refused permission notice from Havant Borough Council 2015

The area has a mixed residential character, Eastoke Avenue is a road of primarily single story bungalows although some have dormer windows. The application includes a story plan which annotates a number of properties in Eastoke Avenue as 2 story. However, numbers 1,3,6, and 10 are bungalows with windows in the roof, with respect to Southwood Road the majority of properties are two storey although the adjacent property number 81 is a chalet bungalow and not two story as annotated on the 'story' plan On the south side of the road there are flats at three and four storey but not in the direct vicinity of the property on the storey plan number 72, opposite the site is annotated as a three storey. It is in fact 2 storey with a velux window in the roof.

I would very much like the Planning Expectorate to come and look at the properties at 2 and 2a Eastoke Avenue and [REDACTED] these new extensions [REDACTED] which have already been refused in 2015 by the electorate once before.

I hope that you will look favourably on my request to refuse permission to build and make this large property even larger on such a small plot of land.

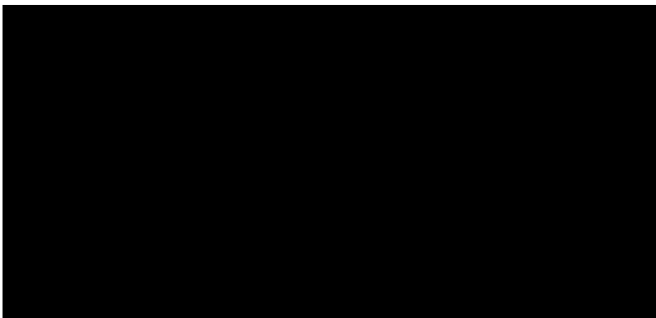


Photo of existing conservatory that has been built passed the building line
Plan view drawing showing single storey building which is intended to be a two story
Four sketches showing new extensions to number 2 and 2A

Please Note:-

Over the past Week End (12th & 13th September) the occupants of 2 Eastoke Avenue have been using a large digger to dig trenches and holes the front garden, they have had building blocks delivered which are now in the front garden along with 3"dia white plastic piping. My question is why are they doing all this work prior to the council giving building permission.

The garage has already been built but not as per the plan drawing measurements received from the council this garage should have been built under the Building Control Officer guidance. The Building Officer should now come to the site at 2 and 2A and check all the work that they have already carried out. My wife and I are extremely worried about all the extension work on such a small plot which has already been refused by the electorate once before.

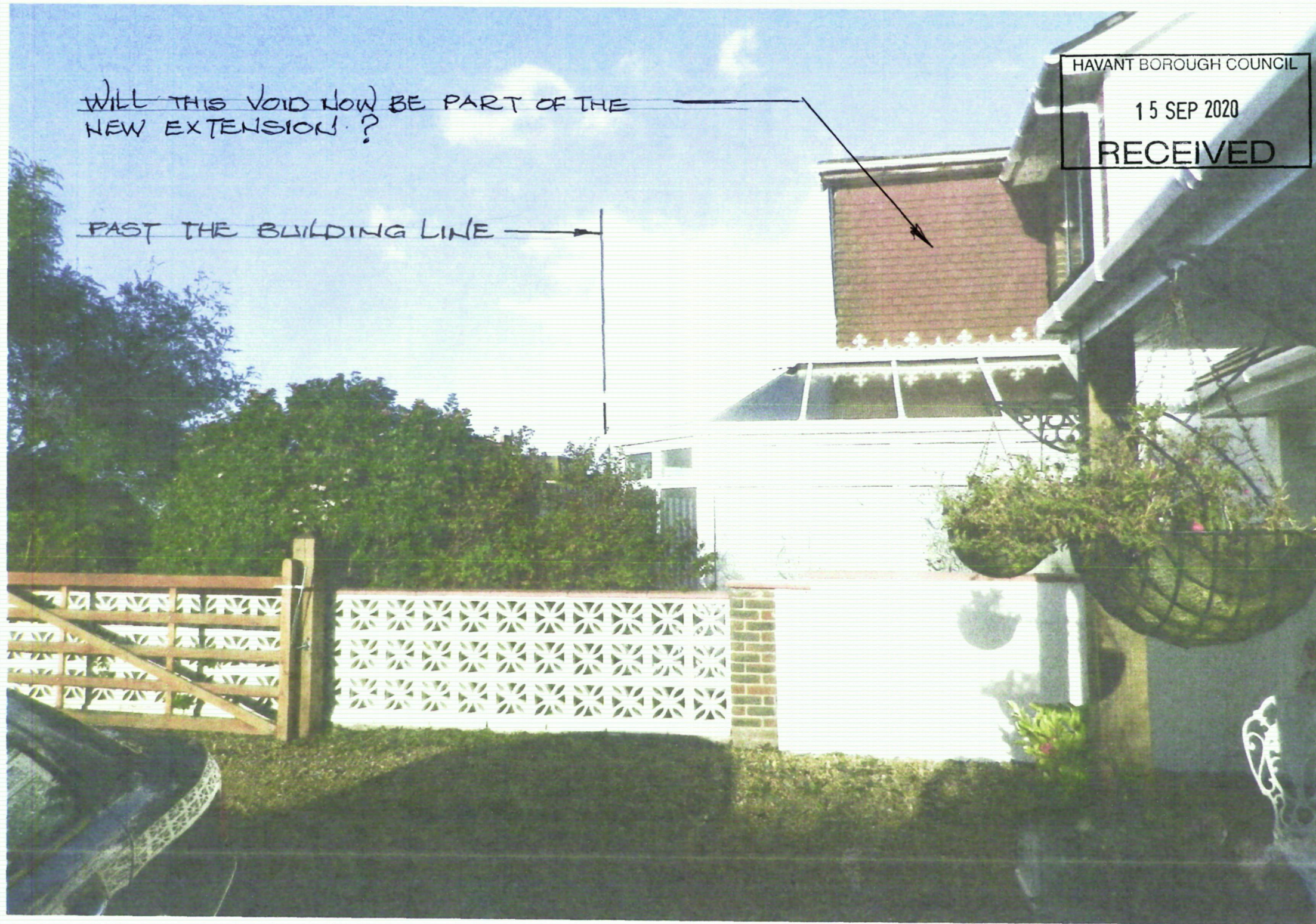
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15 SEP 2020

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WILL THIS VOID NOW BE PART OF THE
NEW EXTENSION?

PAST THE BUILDING LINE





two-storey

two-storey

81 Southwood Road

~~two-storey~~
SINGLE STOREY

SINGLE
two-storey

one-storey

two-storey

Eastoke Avenue

Southwood Road

Scale: 1:500 @ A4

NORTH

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Hayling Island – Proposed Block Plan

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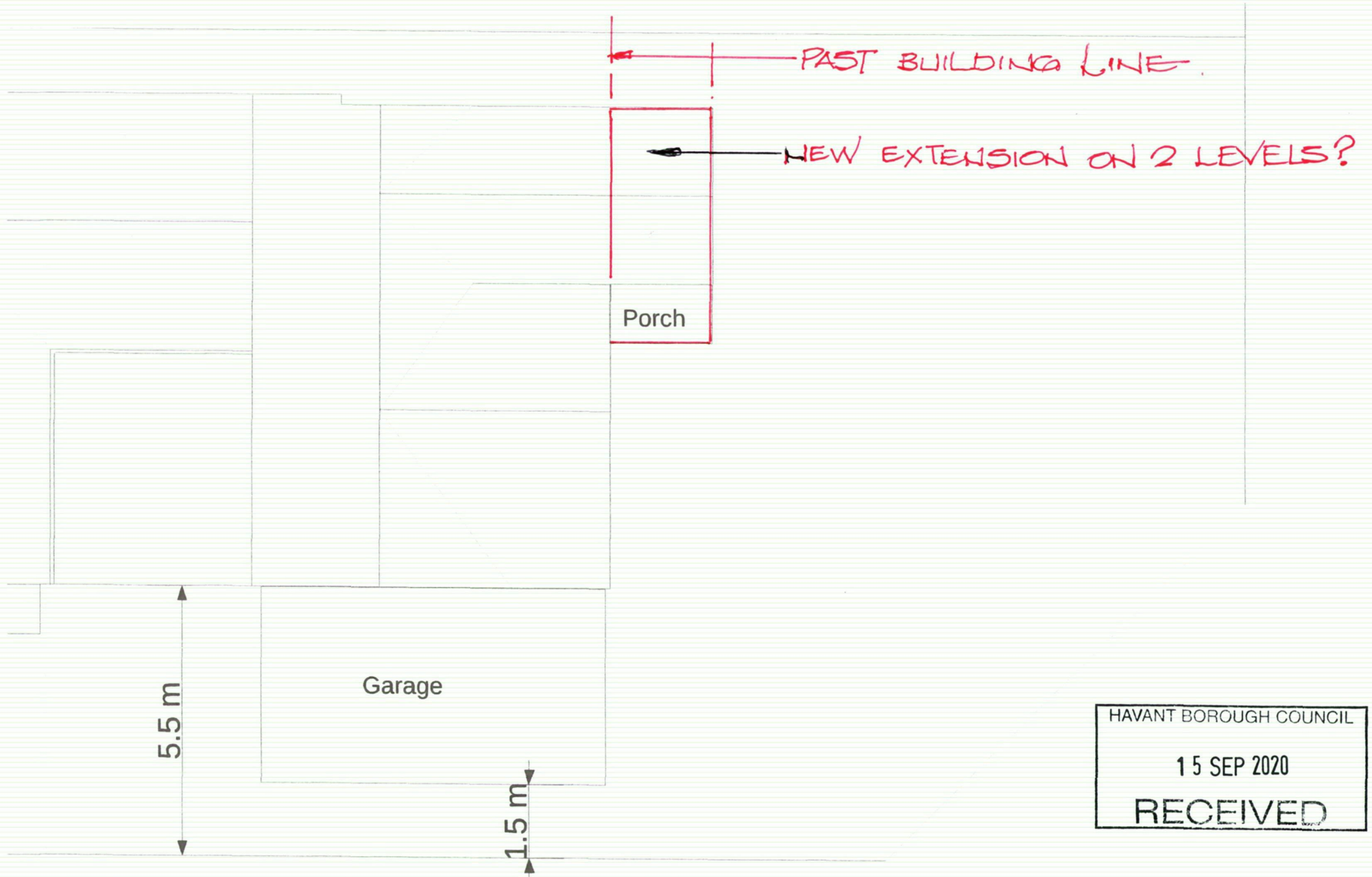
North elevation

NEW EXTENSION ON ALL SIDES
LOOKING INTO 81 CONSERVATORY
& REAR PATIO & GARDEN

West elevation

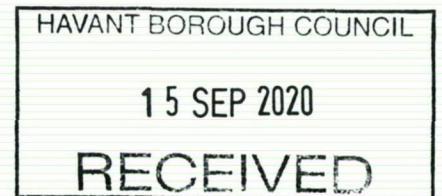
EXISTING
NEW
EXTENSION

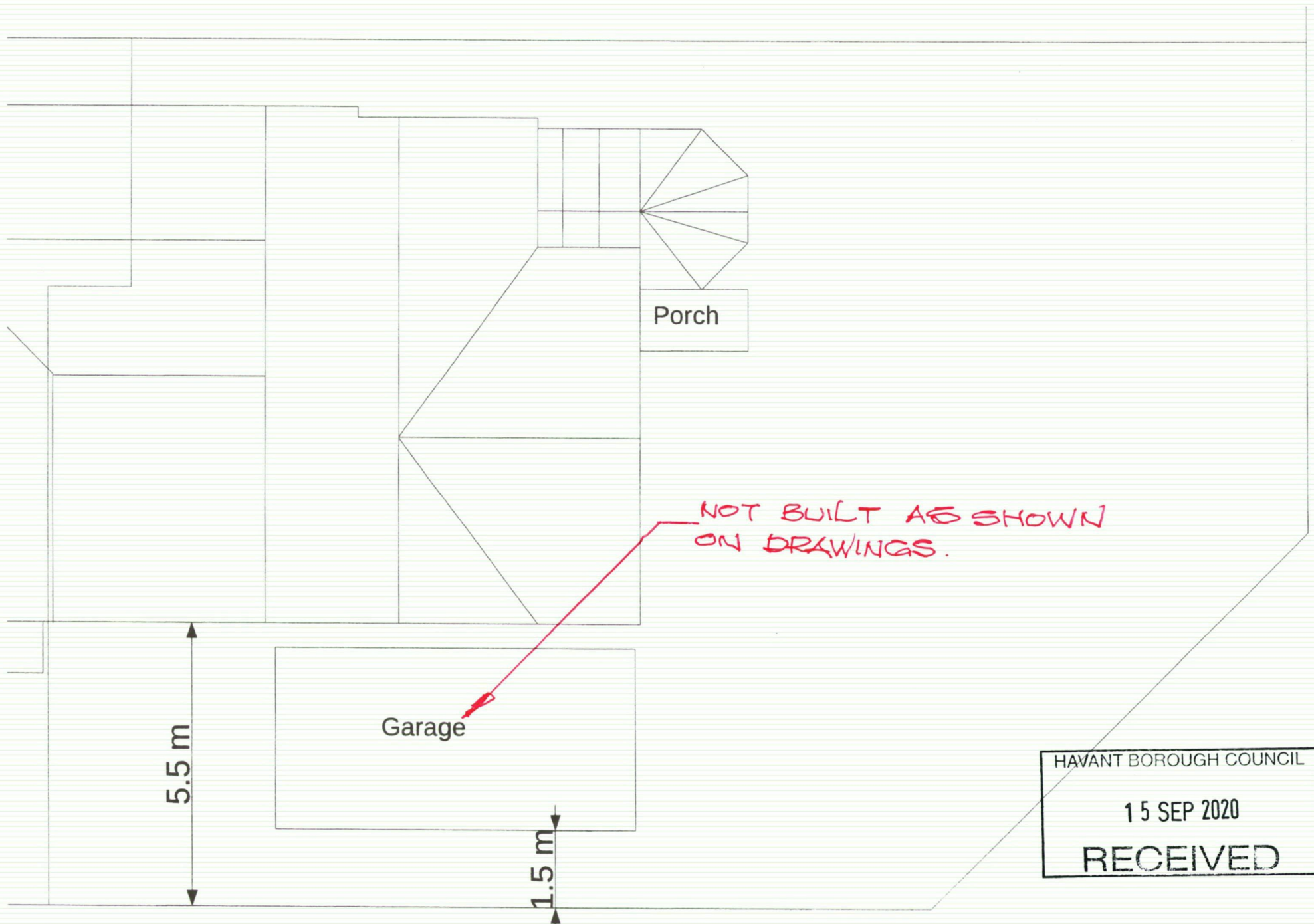




2 Eastoke Avenue, Hayling Island – Proposed Site Plan

Scale: 1:100 @ A4





2 Eastoke Avenue, Hayling Island – Proposed Site Plan

Scale: 1:100 @ A

GAP BETWEEN HOUSE &
GARAGE NOT BUILT AS DRAWING
SHOULD BE REJECTED.

1m GAP NOT
1.5 AS STATED

NOT BUILT AS SHOWN
ON DRAWINGS.



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CONSERVATORY
STILL SHOWN

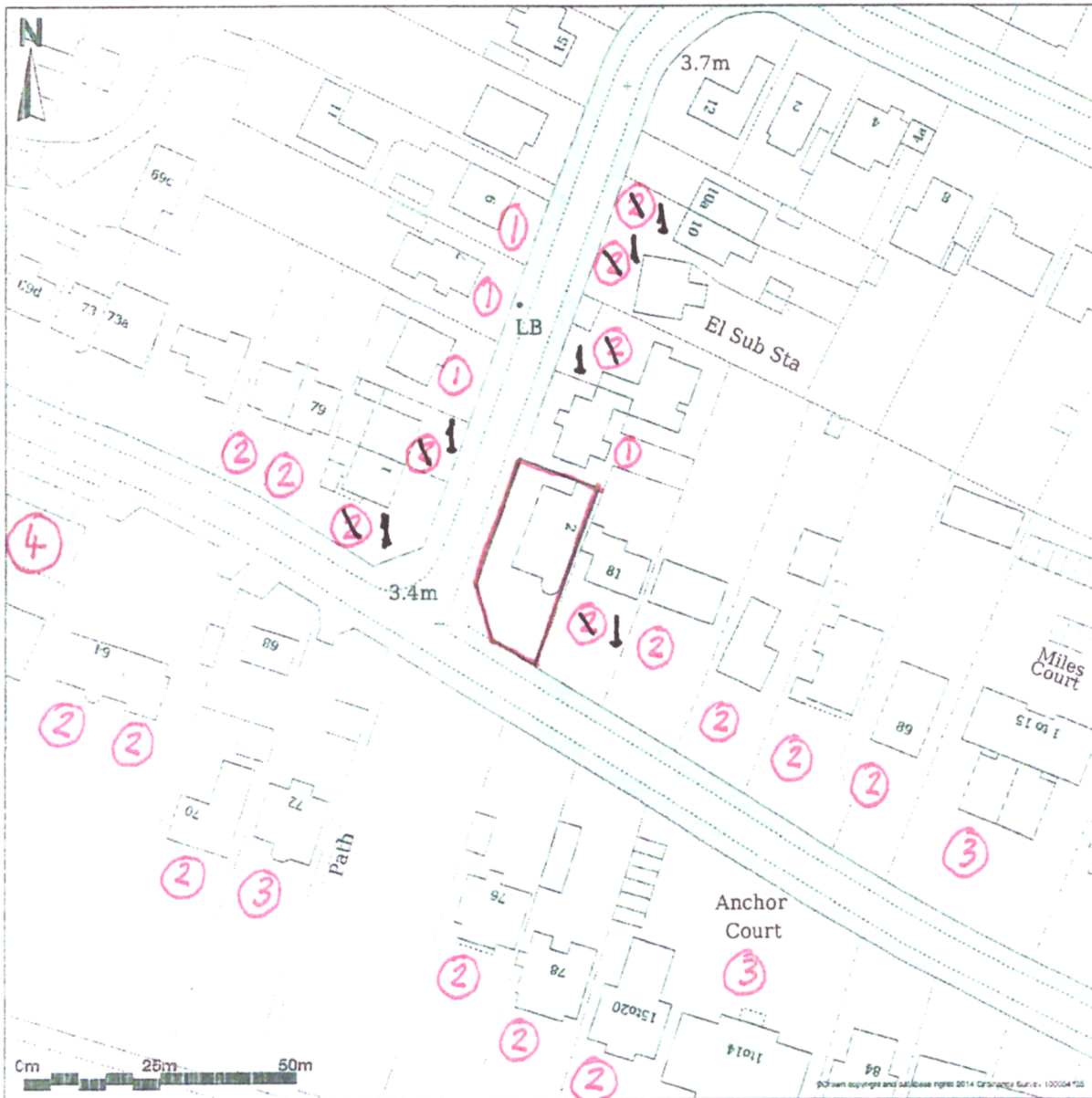


15 SEP 2020

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2 Eastoke Avenue, Hayling Island, PO11 9QW

STOKEY NUMBERS



Map shows area bounded by: -73524.0,98249.1,473724.0,98449.1 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Appeal Decision

Site visit made on 8 December 2015 and 15 December 2015

by Andrew Steen BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1 February 2016

Appeal Ref: APP/X1735/W/15/3131429

2 and 2A Eastoke Avenue, Hayling Island, Hampshire PO11 9QW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 as amended against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Chris Fields against the decision of Havant Borough Council.
- The application Ref APP/15/00412, dated 15 April 2015, was refused by notice dated 11 June 2015.
- The development proposed was originally described as extension to first floor and to garage with internal alterations.

Decision

1. The appeal is dismissed.

Procedural Matters

2. Notwithstanding the description of development, I am mindful that the proposal involves extensive alterations to both Nos. 2 and 2A Eastoke Avenue. The description used in the Council's decision notice is more comprehensive and included the alterations to 2 Eastoke Avenue that were not clearly referred to in the address and description on the application form.
3. In light of this, I have altered the address to include No. 2 as well as No. 2A
4. Prior to my original site visit, I had not been able to arrange to view from neighbouring properties at 4 Eastoke Avenue and 81 Southwood Road. I returned and viewed the appeal site from those properties on 15 December 2015.

Main Issues

5. The main issues in this appeal are:
 - the effect of the proposed development on the character and appearance of the area;
 - the effect of the proposed development on the living conditions of future occupiers by reason of amount of outdoor amenity space at 2A Eastoke Avenue;
 - the effect of the proposed development on the living conditions of neighbouring occupiers at 81 Southwood Road with particular regard to privacy and outlook.

Reasons

Character and appearance

6. The existing building is a two storey dwelling with one bedroom house attached to the rear, surrounded by dwellings of a similar style, although many are bungalows or chalet bungalows. On the southern side of Southwood Road, opposite the appeal site, there have been two recent proposals for modern replacement dwellings, which have been approved although not constructed. In the wider area, for example at Beach Court further along Southwood Road, there are a number of other modern buildings. The proposal is to extend and adapt the existing property in a modern style, in part reflective of the design of Beach Court.
7. Buildings on the southern side of Southwood Road tend to be larger, reflecting their location backing onto the beach, including the modern buildings I have listed above. Those on the north side of the road and on Eastoke Avenue are generally more modest and traditional in form and it is this context to which the appeal site more closely relates.
8. The Council have drawn attention to the various different roof slopes and variety of materials proposed in the development. These would make the building appear large and prominent in the street scene. I appreciate that Beach Court is similar in varying roof slope and pitch, but that is a much larger building that needs the variety to break up its bulk. That would not be the case with this, much smaller, building, which I consider would create an incongruous structure, out of scale and context with its neighbours, that would harm the character and appearance of the locality.
9. The proposal would only raise the height of the building slightly. However, this would be done by raising the front wall up to the ridge level, presenting a very tall front elevation, the top of which would be blank. The first floor extension above 2A Eastoke Avenue would increase the size and bulk of the rear part of the building quite considerably and would step down from the two storey elevation fronting Southwood Road to the single storey neighbouring bungalow behind. Whilst the height would not be unusual in this area, neighbouring buildings are significantly lower, with pitched roofs, so this would further draw attention to the development, which I consider would appear out of character with the surrounding development.
10. I appreciate that the proposal would not have a significantly greater footprint than the existing building and that there are a variety of styles of building in the locality. In addition, I note the appellants' argument that the design aims to reflect the coastal location of the development. However, this does not outweigh the harm I have found as a result of the bulk, prominence and incongruity of the development on the street scene.
11. For the above reasons, the proposed development would have a harmful impact on the character and appearance of the area. It would be contrary to Policy CS16 of the Havant Borough Core Strategy (CS) that seeks a high standard of development to respect its local context and the Havant Borough Design Guide Supplementary Planning Document (SPD) that provides detailed guidance on the design of development.

Living conditions for future occupiers of 2A Eastoke Avenue

12. At present 2A Eastoke Avenue is a one bedroom property and it is not uncommon for such properties to have very small private amenity spaces. However, this would be highly unusual for large family houses such as proposed.
13. I appreciate that there is public open space a very short distance away, but this does not have the same function as an outside private amenity area. For a family dwelling, I consider such an area would be essential.
14. I understand that no. 2A shares the outside amenity area with no. 2 at present and there are indications that this may continue. However, in planning terms the two properties could be occupied separately and I need to assess the proposed development on that basis. I appreciate that some people may exercise consumer choice over outdoor amenity space, but this is a matter addressed in the development plan and in national policy, and I consider it to be a requirement for a family house such as that proposed.
15. The development would not provide adequate living conditions for future occupiers in relation to outdoor amenity space and would be contrary to the SPD, particularly paragraph 5.12 that requires provision of some private amenity space. This is consistent with the National Planning Policy Framework (the Framework), which, in paragraph 17, seeks high quality design and a good standard of amenity for all existing and future occupiers.

Living conditions of neighbouring occupiers

16. Concern has been raised about the impact of the proposed development on neighbouring occupiers at 81 Southwood Road. The proposed development would result in two storey development on the site being closer to both boundaries.
17. The proposal includes two windows at first floor level on the boundary with the rear garden of 81 Southwood Road, one of which would be partially obscured by the roof of no. 81. There is a single storey flat roofed extension that would partially obscure the neighbour's conservatory and garden from the proposed windows. Nonetheless, while these are bedroom windows, they would still offer opportunities for overlooking of the glass-roofed conservatory and rear garden of no. 81, albeit at an oblique angle. I am aware that obscure glazing has been suggested for those windows, but I agree with the Council that this is not appropriate for bedroom windows, and may also result in pressure to replace them with clear glazing in the future to allow views out of the bedrooms. I consider that there is likely to be some overlooking of the conservatory and garden of 81 Southwood Road.
18. The height of the wall adjacent to the rear garden of 81 Southwood Road would dominate that rear garden. The single storey flat roofed extension that divides the proposed development from the neighbour's conservatory and main garden, and the design of the proposal, with some of the roof pitching away from the garden, would reduce that harm, but not eliminate it entirely.
19. Similarly, the side wall of the garage to the front with terrace above would dominate the parking area to the front of no. 81. The opaque glazing on the top should stop overlooking, but I consider that some harm will arise to the outlook of these neighbouring occupiers from this element of the proposal.

20. Overall, there will be an adverse impact from the proposed development on the living conditions of neighbouring occupiers at 81 Southwood Road arising from loss of privacy to the rear garden and conservatory and loss of outlook both to the front and rear of that property. The proposal would be contrary to Policy CS16 of the CS and the SPD that requires that development not cause unacceptable harm to the living conditions of neighbouring occupiers. The policy is consistent with the Framework in this regard.

Other matters

21. I note the concerns of the occupiers of 4 Eastoke Avenue but in light of my finding on the main issues, I have no need to consider these matters further.
22. My attention has been drawn to the need to carry out repairs to the building and that the development is intended to be environmentally sound, both by being within a sustainable location and through the use of materials. Whilst these provide some support to the proposed development, they do not outweigh the harm I have found on the main issues.

Conclusion

23. For the above reasons and taking into account all other matters raised, I conclude that the appeal should be dismissed.

Andrew Steen

INSPECTOR