

15 SEP 2020

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10 September 2020

Dear Sir

PLANNING APPLICATION NO APP/20/00699 and APP/20/00110

I refer to the letter of 2 September 2020 concerning a proposed extension to No 2 Eastoke Avenue and wish to submit and record in strongest term our objection to this development.

Before giving reasons for our concerns, I wish to first draw your attention to Application no APP/20/00110, the proposed erection of a porch and an outbuilding. The plans submitted with this application show what is described as a separate detached outbuilding and also porch. However the building that has been built is a much larger garage that is physically attached to the house itself and not in accordance with the approved plan. The plans clearly show a gap between the house and the outbuilding as described and also a distance of 1.5 meters between the garage wall and boundary. The boundary is actually only 1 meter. The question also therefore is whether this development falls within the permitted development criteria. See photograph attached.

You might ask why this is important.

because this garage is now attached to the house (and not as it should have been as shown on the approved plans) and is much larger, it will give the applicant clear opportunity to be able to build over it. If this happens

We would therefore ask that before any further development takes place or any processing of this new planning application, the applicant be instructed to alter the garage building so that it accords to the approved plan.

In August 2014 Mr Field submitted a proposal (application APP14/00867) for a massive development of both 2 and 2A, which if approved would completely over shadow the area of both our property and others in the surrounding area. A copy of the Inspectors report dismissing the appeal is attached.

Thankfully the application was refused as being an over development of a small site and, subsequently, the appeal was dismissed bringing great relief to the local residents. However, the real fear now is that the applicant is seeking to build by stealth, the massive development which has previously been rejected both by the Council and Planning Inspector and thus achieve his original goal. The actions of the applicant as regards the construction of the garage, proves that they pay little regard or attention to approved plans when building.

Turning now to the new application APP 20/00699 we wish to make the following points:

First some general comments about the description and plans submitted with the application

The description is incorrect. The first floor extension shown is actually to the **south not the west**. The plans refer to a number of properties as being two storeys, when they are not. For example 6 Eastoke Avenue is single storey as is 81 Southwood Road, which only has a room is the loft space and is clearly not a two storey building. The plans do not make any reference to any of the surrounding properties that are adjacent on opposite side of the road which are all single storey.

The boundary lines draw on plan between 4 Eastoke Avenue and 2/2A are also incorrect and should be corrected to avoid confusion.

We feel the plans are completely inadequate for the purpose of considering and assessing the proposal. They are very rough and amateurish, unclear and confusing with little in the way of descriptions and measurements to establish what is actually proposed. We would suggest these are not fit for purpose.

We would also like to make the following observations and comments

The plans suggest building some sort of second floor to the north of the property. This appears to be above the link building between 2 and 2A. The extended floor does not appear to go across the whole property but this is far from clear and leaves a real doubt as to what is involved and what will be built. Any windows in this building would look down into our living room and our privacy would be compromised. There is an absence of a clear definitive plan (with measurements) on what is being proposed [REDACTED]

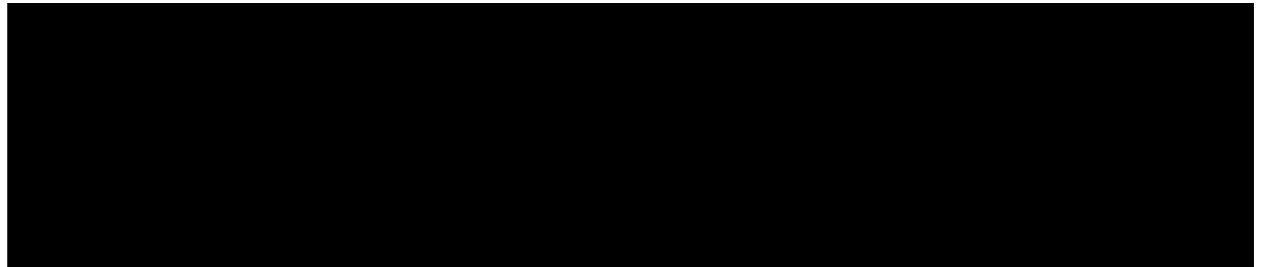
[REDACTED] Any extension on this side of the property was one of the clear reasons why the previous application was rejected.

[REDACTED] The proposal will involve development in front of the authorised building line and also reduces the garden space of no 2 even further. The boundary wall on the south side of the property has been removed, presumably to make way for a new driveway in anticipation of being able to carry the proposed building work. The Highway Authority would also need to be consulted about any new access on to Southwood Road. Any such access facility would be close to the junction with Eastoke Avenue. There is also an existing bus stop outside no 81 and another one opposite. Furthermore opposite, is an entrance to a Council depot where there are large lorry movements associated with work on sea defences. All these issues result in it being extremely dangerous to introduce yet further traffic movements via a new driveway into this property. Vehicle access can realistically only be made to 2 Eastoke Avenue from off Eastoke Avenue itself, hence another factor that restricts any significant changes to this property.

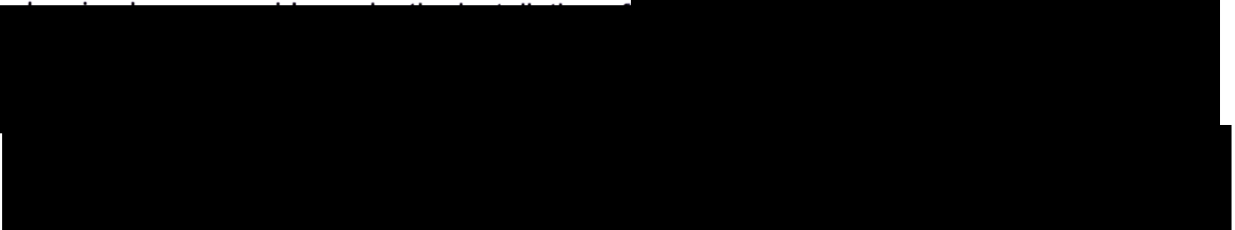
In recent years there has been an attempt to separate 2 and 2A. We have always felt this is completely unrealistic as 2A has no garden, hence why it could only ever operate as one property combined with No 2. The garage attached to 2A (the original garage for this property) is used exclusively by the owner/occupiers of no 2 as is the driveway to it where they park their vehicles. The bungalow has been built in the rear garden of No 2. Therefore any person living in the bungalow has no garden or free space and has to dry their washing on a clothes dryer outside the house [REDACTED]

No 2 Eastoke Avenue is already a large building, on what is a small piece of land in a prominent location at the junction of Eastoke Avenue and Southwood Road. Whilst clearly no one would wish to prevent improvements and repairs being carried to it, any increase in the buildings foot print size and its height will be far too large to be accommodated on this size of plot. It will both dominate and dwarf the properties in the adjacent area which are **all single**

storey buildings and have a detrimental impact on the surrounding area. This can clearly be seen from the recently completed large garage which dominates the corner.

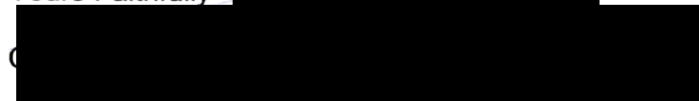


Whilst acknowledging that this development is not on the same scale as the previous rejected application, there can be no doubt that intention is to attempt to develop something on a similar large scale. The recent construction of the garage clearly shows that the applicant has scant regard for keeping to the approved plans.



Thank you for your help and consideration and would ask for all the above reasons outlined, the Council will refuse this application.

Yours Faithfully



PS In view of the fact that preparation building work has already commenced on site, it is urgently requested that a planning officer comes to inspect the site without delay

2 EASTOKE AVENUE

HAYLING ISLAND

HAVANT BOROUGH COUNCIL

15 SEP 2020

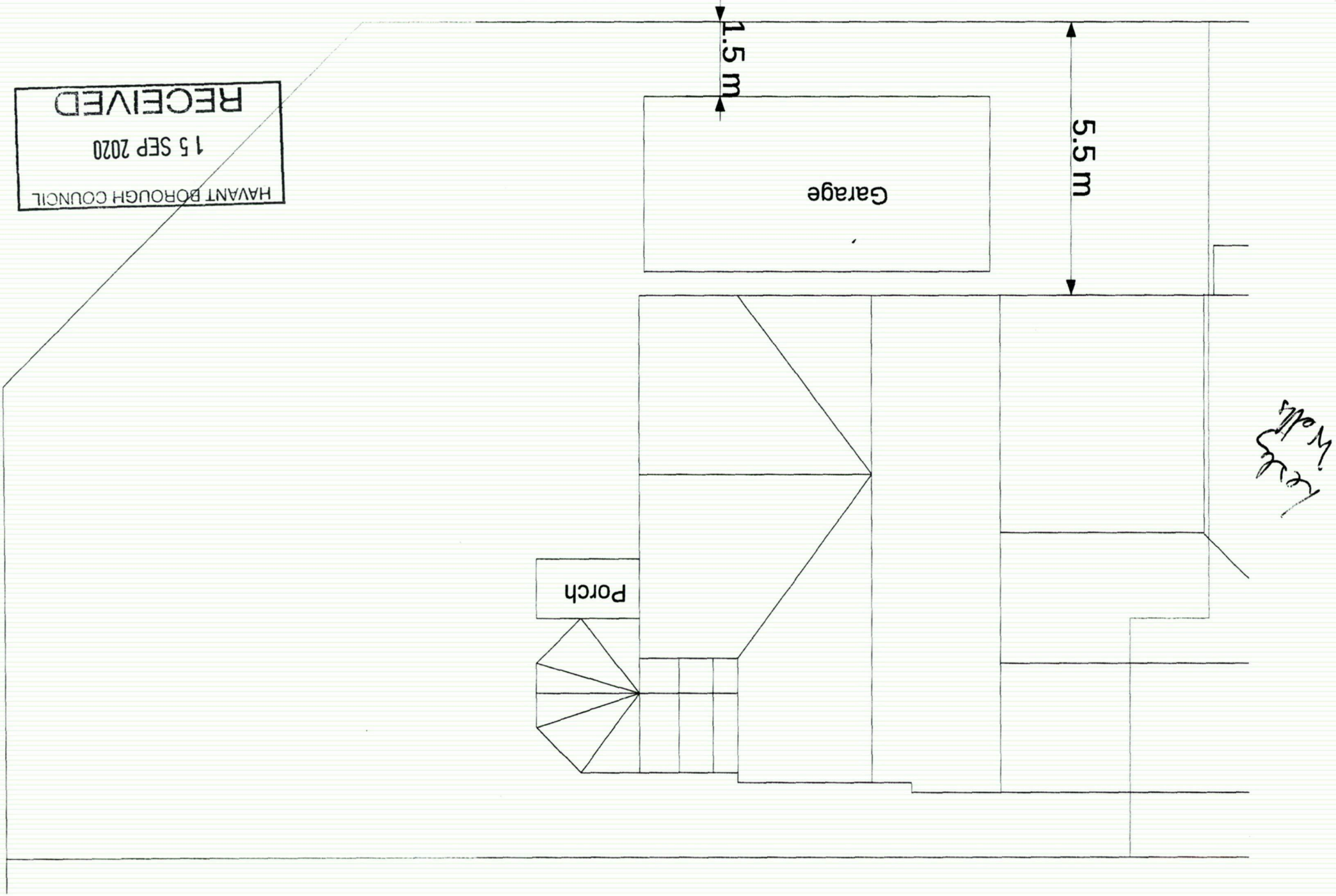
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2 Eastoke Avenue, Hayling Island – Proposed Site Plan

Scale: 1:100 @ A



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Proposed Block Plan

0.2%

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СТОРЕ

Scale: 1:1000

scale.

1

Eastoke Avenue

Southwood Road

two-storey

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15 SEP 2020

HAVANT BOROUGH COUNCIL

Southwood Road

two-storey

ONE

3M9

7-2015

two-storey

③ NE

one-storey

two-storey



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