

To: Planning Services
Havant Borough Council

6/12/23

Your reference: APP/23/00842

Site Address: Mevagissey, 114 Seafront, Hayling Island, Hampshire, PO11 9HW

Dear Sir or Madam,

We are writing to formally register our concerns with the aforementioned planning application in its current form.

It is our view that the proposed plans are not in keeping with the scale or appearance of neighbouring properties and are likely to irreparably alter the character of the area. Nearby dwellings, both adjacent to as well as to the rear of the proposed building, are largely modest in nature and are of a single storey.

Our specific concerns in this application are:

Light

The potential increase in light pollution from the development with its additional first floor windows could increase ambient light polluting into the surrounding dwellings; causing a nuisance and marked change in an area that enjoys being virtually free of nighttime artificial light.

Wildlife

The area concerned is situated on what was once an old orchard. Some properties still enjoy original pear and apple trees in their gardens. As they are so well established these trees are a habitat for an abundance of insects and small animals- resident goldfinches, red admiral butterflies, stag beetles and dragon flies are a regular sight around them. A variety of wild white orchid is also established on the Island and has been seen growing in the vicinity. We are concerned this development may potentially unbalance this local and well established ecosystem.

Privacy

Particularly with children in the family we wish to not be overlooked.

The proposed design and layout of the additional upstairs windows of the property pose a potential encroachment upon the privacy of neighbouring dwellings and gardens.

Noise

This is a very quiet part of the Island, the additional accommodation this development will bring plus the potential to accommodate additional persons in the garden chalet raises concerns for a marked increase in noise levels. The surrounding properties are inhabited largely by retirees and young families who appreciate the peace and quiet the area offers.

Indeed, we have all collectively worked to protect and respect these as an immediate community.

Load

Given the increase in scale building on top of the existing bungalow and consequent increased weight of the development, we feel very concerned about the potential for subsidence to the surrounding properties including ours. Furthermore with this property situated so close to the seafront and flood plain we are concerned that the structures additional weight could potentially proliferate flood risk in such a low lying area.

We fully recognise that local residents are entitled to alter and develop their private dwellings and are sympathetic to planning proposals that are in keeping with the character of the local area. The part of the Island concerned is a quiet, residential area of outstanding natural beauty, rich in wildlife and biodiversity; it is also an area that has experienced considerable residential development in recent years.

We believe the proposal in its current form does not recognise the unique character of the local area nor does it appropriately acknowledge its impact on neighbouring properties and therefore we respectfully request that the points raised here be considered in the planning approval process.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.