



Joseph Toole
Planning Development Service
Havant Borough Council
Public Service Plaza
Civic Road Centre
Havant
PO9 2AX

Dear Sir

Ref: APP/23/00686 for 174 Southwood Road, Hayling Island

I write with reference to the above planning application ("the Application") which relates to the proposed Development of the above address ("the Proposed Development").

Having considered the Application and supporting information in some detail, I wish to strongly object to the same. I set out my reasons for my objection, with reference to the relevant considerations, below.

Development Plan Policy

I consider that the Proposed Development is not in keeping with Havant Borough Council's ("HBC") Borough Design Guide ("the Guide") and this will be addressed below.

Design, Appearance and Layout

Massing

The Guide states at 4.1 (page 28) that "*new developments should follow the typical pattern of existing properties, looking at immediate neighbours first. The mass of the new building or extensions, should not be allowed to dominate the street*".

In contravention of the Guide, the Proposed Development would not follow the typical pattern of existing properties in terms of design, appearance and layout and would dominate the neighbouring properties. The Proposed Development would be out-of-scale and out of character in terms of its appearance compared

with existing dwellings in the vicinity.

Height

As to height, the Guide at 4.1 (page 28) states again that *"new developments should follow the typical pattern of existing properties looking to immediate neighbours first"*.

[REDACTED] neighbouring properties are two storey dwellings. The Proposed Development would be a three storey dwelling and it would not therefore follow the typical pattern of existing properties, especially when looking at immediate neighbours first.

The Consultee Comments, as provided by a Consultee Landscape Architect for HBC, suggested that the Application is refused on the basis that the *"three storey building is deemed to be too tall in comparison to neighbouring properties, which is deemed to be contrary to HBC design guides and policy"*.

Effect on Daylight, Privacy and Outlook

As mentioned above, the Proposed Development will [REDACTED] and will have an adverse impact on daylight, privacy and outlook.

[REDACTED] Any raised platform access to the front of the Proposed Development will overlook [REDACTED]

[REDACTED]

I also have concerns regarding the balconies at threat of the Proposed Development, which will provide [REDACTED] causing a substantial loss of privacy, outlook and daylight. A proposal of screening would seem to block out further daylight from the first floor balcony as it extends well [REDACTED]

5.1 (page 35) of the Guide provides that *"The design of new development needs to balance the needs for the new home to have reasonable levels of privacy whilst ensuring the development and its residents engage with the street and public realm"*.

As above, I consider that the Proposed Development would not allow reasonable levels of privacy and would therefore contravene the Guide.

Further, the Guide provides at 5.10 (page 37) that *"the*

extensive obstruction of sunlight to an existing property or its garden by the construction of a new building or extension is likely to be unacceptable”.

The height and mass of the building are likely to extensively obstruct sunlight to [REDACTED]

[REDACTED] and the Proposed Development should therefore be deemed unacceptable.

Noise, Smell and Fumes.

5.1 of the Guide provides: *“it is important that applications for new development consider the impact of the development on existing residents”.*

[REDACTED]
my garden.

The noise disruption and vibrations will likely be significant and I believe that the Proposed Development will therefore negatively impact [REDACTED]

There is also likely to be a risk of construction smells and fumes, which could be detrimental [REDACTED].

CONCLUSION

For the reasons outlined above, I would ask the planning committee to strongly consider my objection and the detrimental effects that the Application and Proposed Development would have on myself and to my property.

I respectfully invite the Council to refuse the Application.

Yours Faithfully

[REDACTED]

