

37 North Shore Road
Hayling Island
HANTS.
PO11 0HN

21st September 2016

Attention: Mrs B Crawford

Dear Mrs Crawford,

2nd Amendment “REV C” - Planning Appn. APP/16/00670
Re: 35 North Shore Road, Hayling Island

In my 23rd August feedback letter I requested a correction of the earlier wildly inaccurate StreetScene. I now wish to thank you for kindly arranging for a revised version. As this only became available on 12th September just over a week ago from today I apologise for this dilatory response. I hope we can therefore assume that all the other drawings submitted by this applicant's professional adviser are more accurate than the earlier StreetScene?

Massing

This proposed development cannot reasonably be described as a mere “Extension and refurbishment of existing dwelling.” as the applicant had claimed on their “Description of Proposed Works” form this is a full rebuild completely subsuming the modest chalet-style bungalow which it would replace.

This proposed edifice would entirely dwarf my own modest house next door at number 37 which is, like many other neighbouring houses, approximately less than 1,600 sq ft. The sheer scale of this proposal is, bluntly, quite ridiculous and out of context. Such a huge building may be acceptable for a Grand Designs television project in a remote field without neighbouring properties. However, it is entirely unacceptable in a sensitive harbourside location alongside the many adjacent sensibly-proportioned houses.

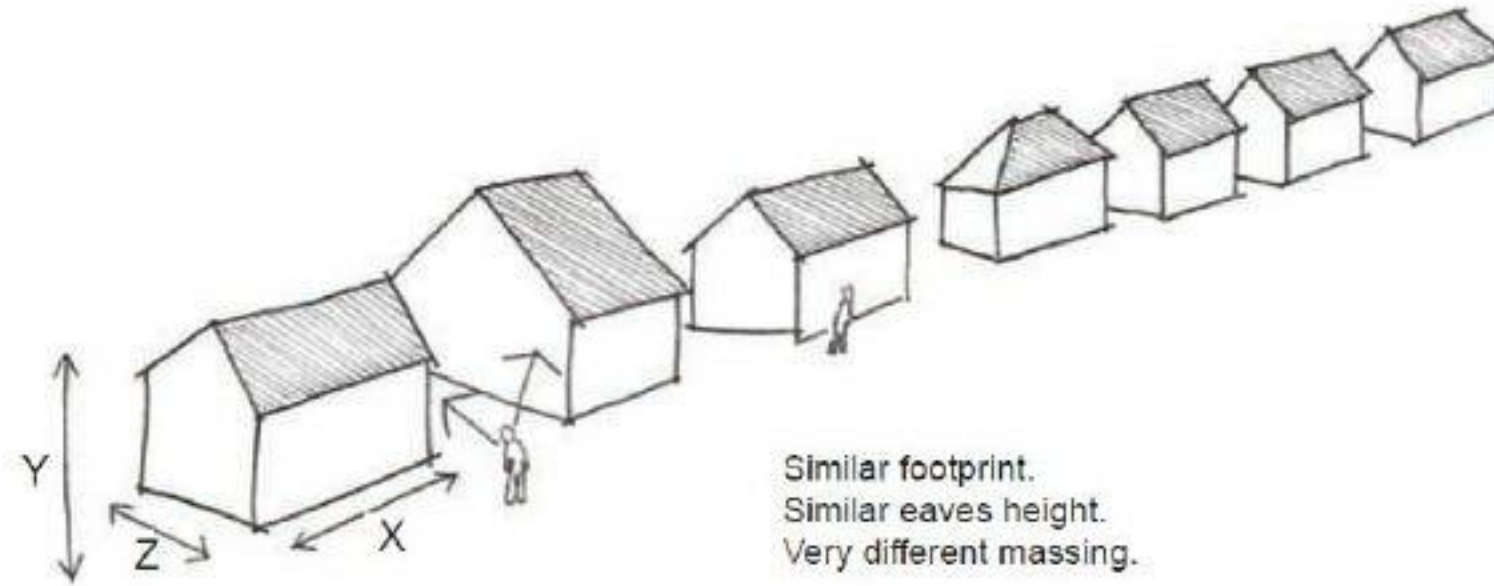
A sense of the scale is disclosed by careful scrutiny and a measured analysis of the applicants' submitted floor plans and elevations which reveal that:-

- The total floor area (i.e. all excluding the garage) of the existing building was 1,891 sq ft whilst the latest ‘Rev C’ version is almost double the area at 3,674 sq ft **an increase of 94.2%.** The original plans submitted were **just over double** the area of the existing building a 104% increase.
- The bulk of the increased area, and volume, of this **rebuilt** house is concentrated on the most sensitive second storey where the proposed floor area of 1,884 sq ft is 275%

- of the existing floor area which is just 683 sq ft i.e. approaching **three times** the existing area.
- The gable ridge height at a dominating 8.01m is **1.76m higher** than the existing 6.25m ridge height – a **28% increase** which is fully equivalent to my own body height of 5ft 9ins!

The following authoritative advice is drawn directly from the excellent guidance provided by the Havant Borough Council Design Guide - Supplementary Planning Document December 2011 (my own highlighting):-

Massing



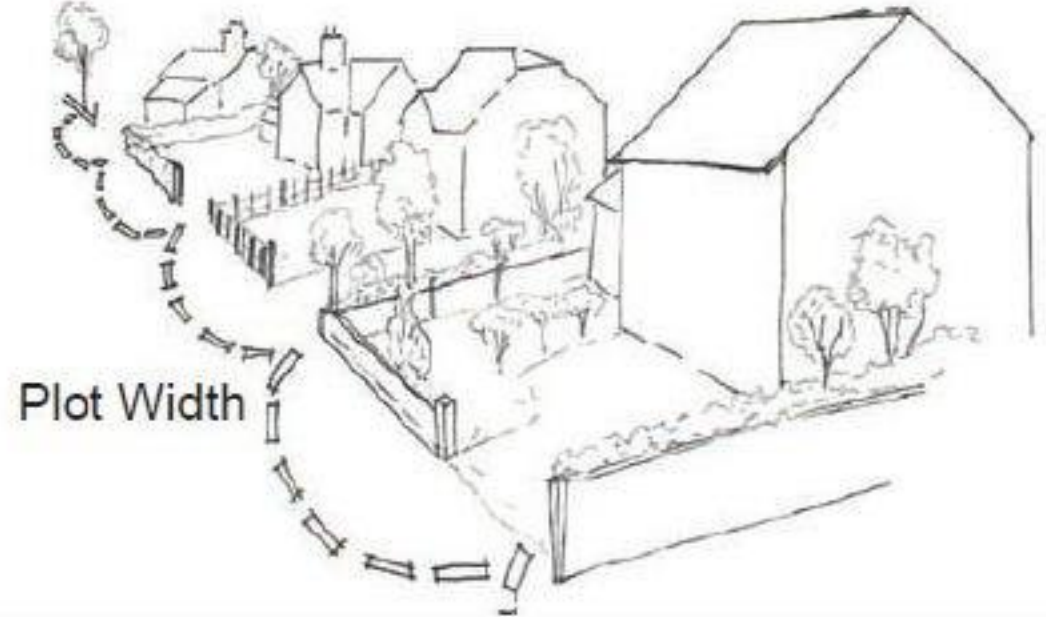
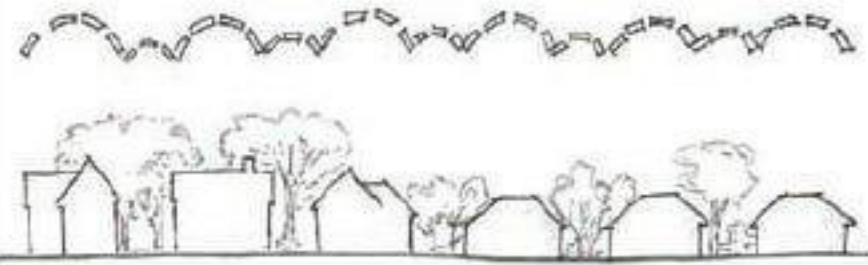
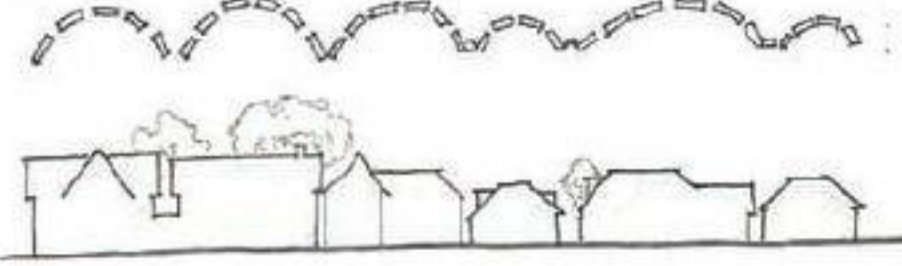
Massing is the volume (depths and heights) of buildings in relation to other buildings, streets and spaces.

New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The mass of a new building or extensions should not be allowed to dominate the street. There are exceptions to this, for example where the Council supports intensification of the site or where it is appropriate from a legibility perspective to have larger landmark buildings.

Plot Width

Particularly for my neighbours across the road from the subject property at numbers 28, 30 & 32, but also more generally for anyone passing down the road, the massive increase in bulk – especially at the second-storey level – would blot out much of the gaps of natural light towards Langstone Harbour between the adjacent properties.

Again I am going to shamelessly plagiarise HBC's helpful guidance (my highlighting):-

Table 4.1 - Local Patterns of Development – Analysis and Response	
The layout of development should reflect the layout and pattern of development in the neighbouring area, looking to adjoining properties first.	
1. Layout and form	
Plot width This is the typical plot and building width that addresses the main street. The width of the plot and width of the proposed building should be similar to that prevailing in the local area, looking to immediate neighbours first.	
Street build up Existing gaps. Regular rhythm.  Extending into gaps. Broken rhythm. 	This looks at the amount of the street that is built up. The gaps between buildings, or the lack of gaps between buildings plays an important part in forming the character of an area. The gaps can provide us with views to the countryside or landscape to the rear of properties. In town and village centres the buildings often form a continuous frontage to streets, or in the case of Havant Town Centre the continuous frontage is broken in places by gaps and routes through called Twittens, which are unique to Havant. New development should follow the established pattern of properties on the street.

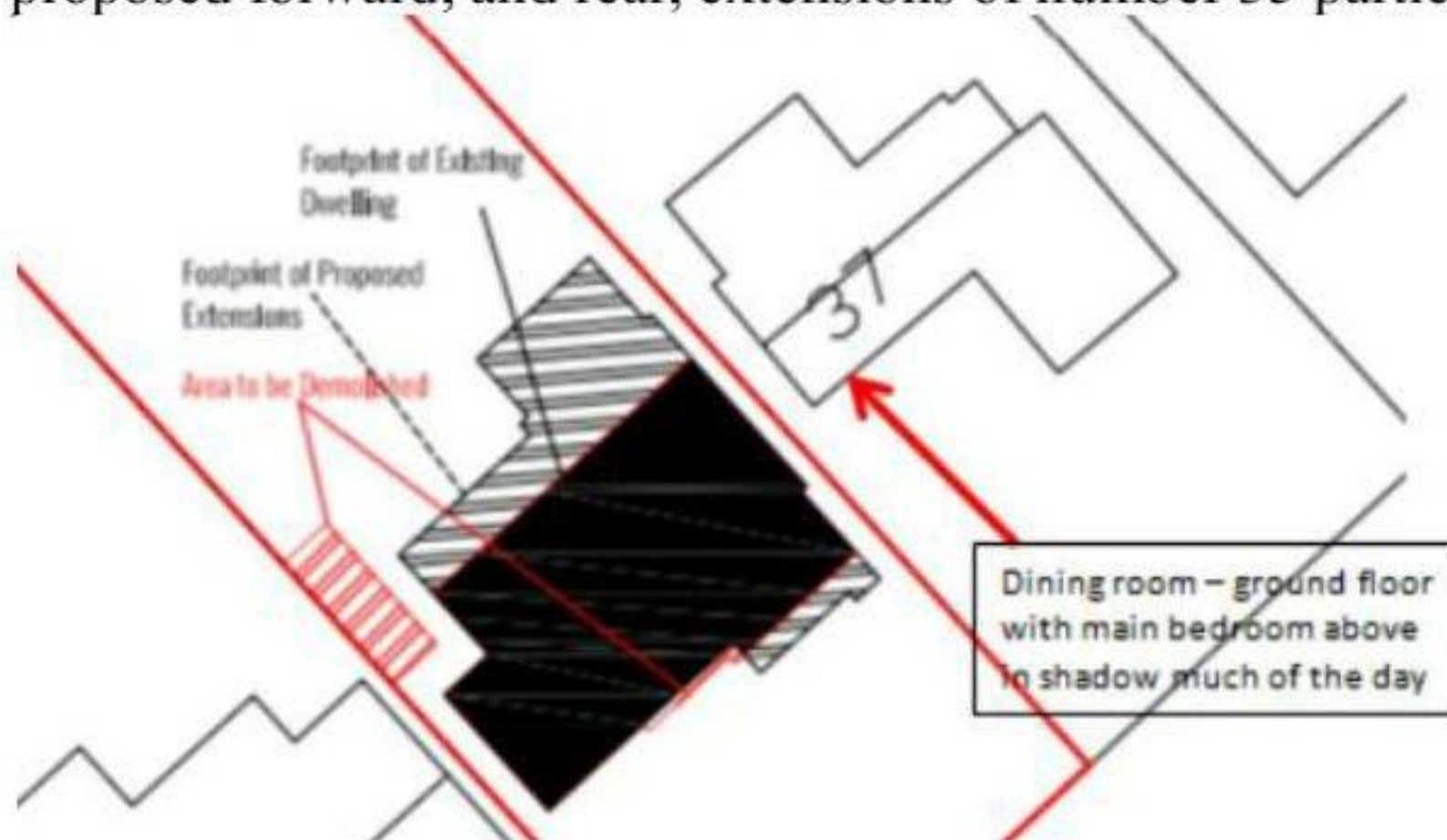
..and this further guidance on gaps..

5.38	It is important that gaps are retained between buildings. This helps form the pattern of development in an area, which in turn influences local character. Therefore, side extensions which have a negative effect on the gap between buildings should be resisted. This is particularly important for two storey extensions, which can also cause adverse effects on neighbouring properties, such as overshadowing. In general, the extension should not be closer than two metres from the boundary with neighbouring properties.
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Please note that the gap between the two-storey extension on the northeast flank wall and the boundary is only 1.50 metres – 0.50 metres less than the recommended 2.00m minimum.

Sunlight

The subject property is positioned towards the south and south west of my home and I am concerned that my ground floor dining room window and bedroom window above, as well as the living room to the rear, would have much of the natural sunlight blocked out by the proposed forward, and rear, extensions of number 35 particularly at the second storey level:-



Guidance from HBC's Design Guide on this topic on page 37 says:-

Sunlight

- 5.10 It is not always possible or reasonable to require all dwellings to have sunlit rooms. However, 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. Therefore applicants should consider the effects of loss of sunlight to existing properties and should aim to mitigate these effects wherever possible. This is particularly important where neighbouring properties are taking advantage of the sun's orientation for solar gain. Further information and tables for calculating sunlight availability at different times of the year are available in the BRE guide.

General Guidance on Extensions:-

Front Extensions

Here, verbatim, is HBC's useful guidance relevant to the proposed second-storey front extension:-

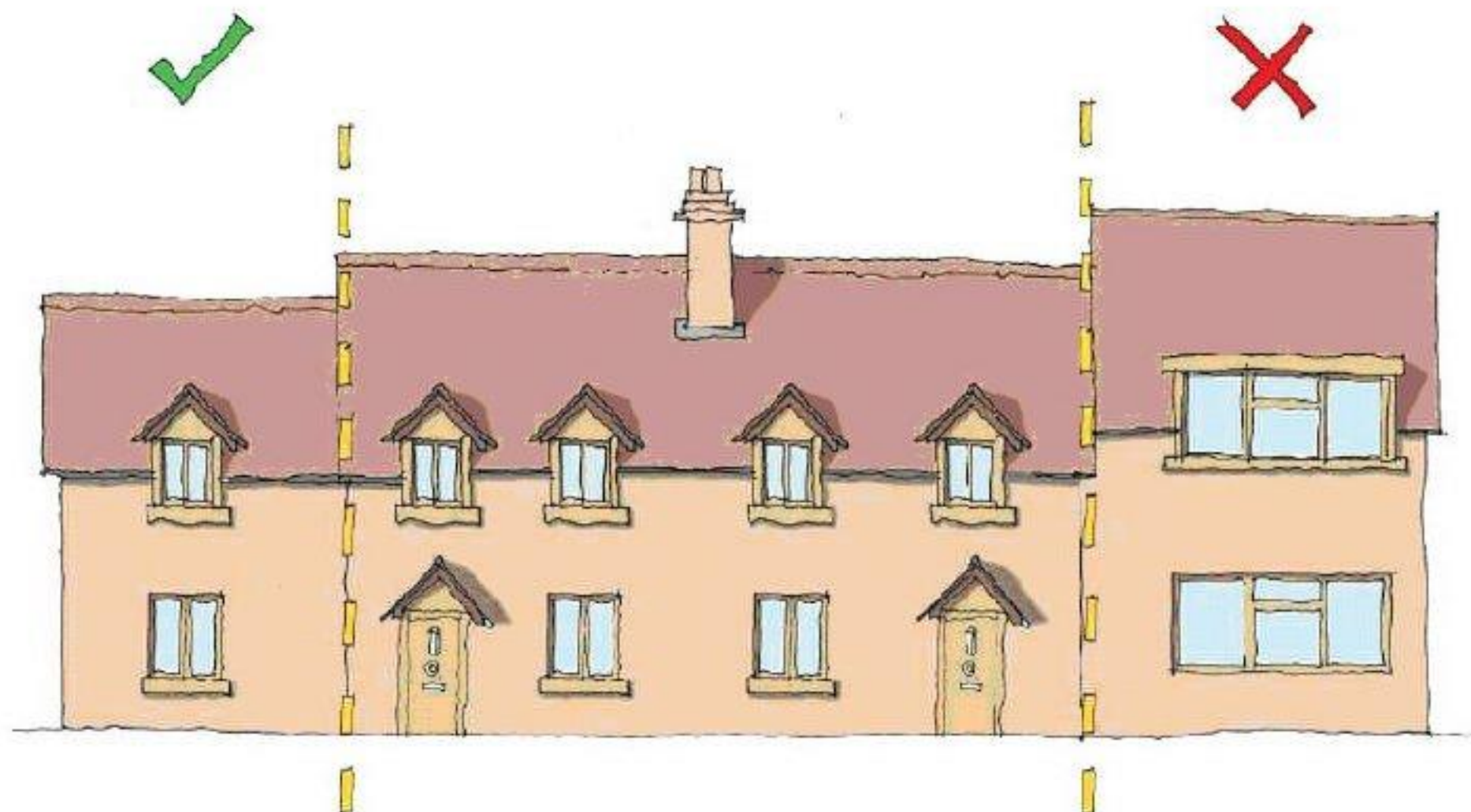
- 5.36 Front extensions should not protrude too far forward from the main building, or be prominent in the street and should respect the common building line. Front extensions are therefore most appropriate where the building is set well back from the street, where there is a staggered building line, or in isolated countryside locations. Two storey front extensions will only be acceptable where the building is set well back from the street.

Side Extensions

This further HBC guidance is particularly relevant to the entirely unnecessary 1.76m increase to the ridge height where the applicants have increased, rather than reduced, the ridge height compared to the main building:-

- 5.37 It is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. Two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage. The angle of the roof should be the same as or similar to the existing roof. Flat-roofed extensions are not normally acceptable, particularly at two storey height.

Figure 5.10: Keeping the ridge and eaves of an extension lower than the main building and maintaining the same roof pitch will help the original house maintain its dominance

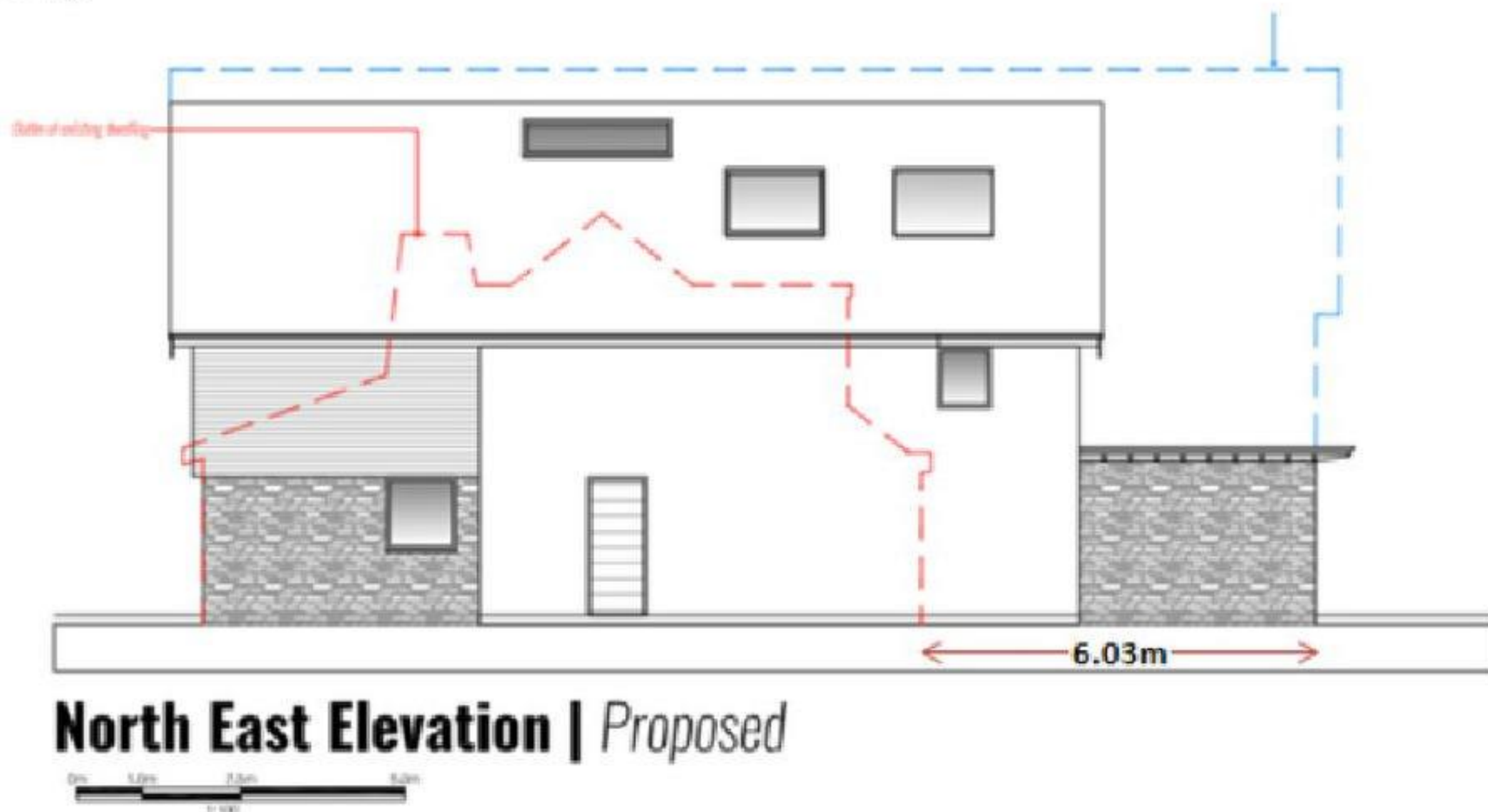


Rear Extensions

HBC's guidance is as follows:-

- 5.42 Rear extensions should be a maximum of 3 metres from the rear wall of the existing house, providing that this does not have an adverse effect on neighbouring properties. Outside of Chichester Harbour AONB exceptions to this may be considered, providing there is no adverse effect on neighbouring properties. In general, a single storey extension should be no closer than 1 metre to neighbouring properties and 2 metres for two storey extensions.

But in the case of the proposed development the ground floor rear extension is just over double this recommended 3 metre maximum from the rear wall of the existing house (see below):-



The front second-storey extension together with the additional high gable roof both serve to cause serious loss of light from the south/south-west to the front of my house and, in particular, to my dining-room window as well as the main bedroom window above.

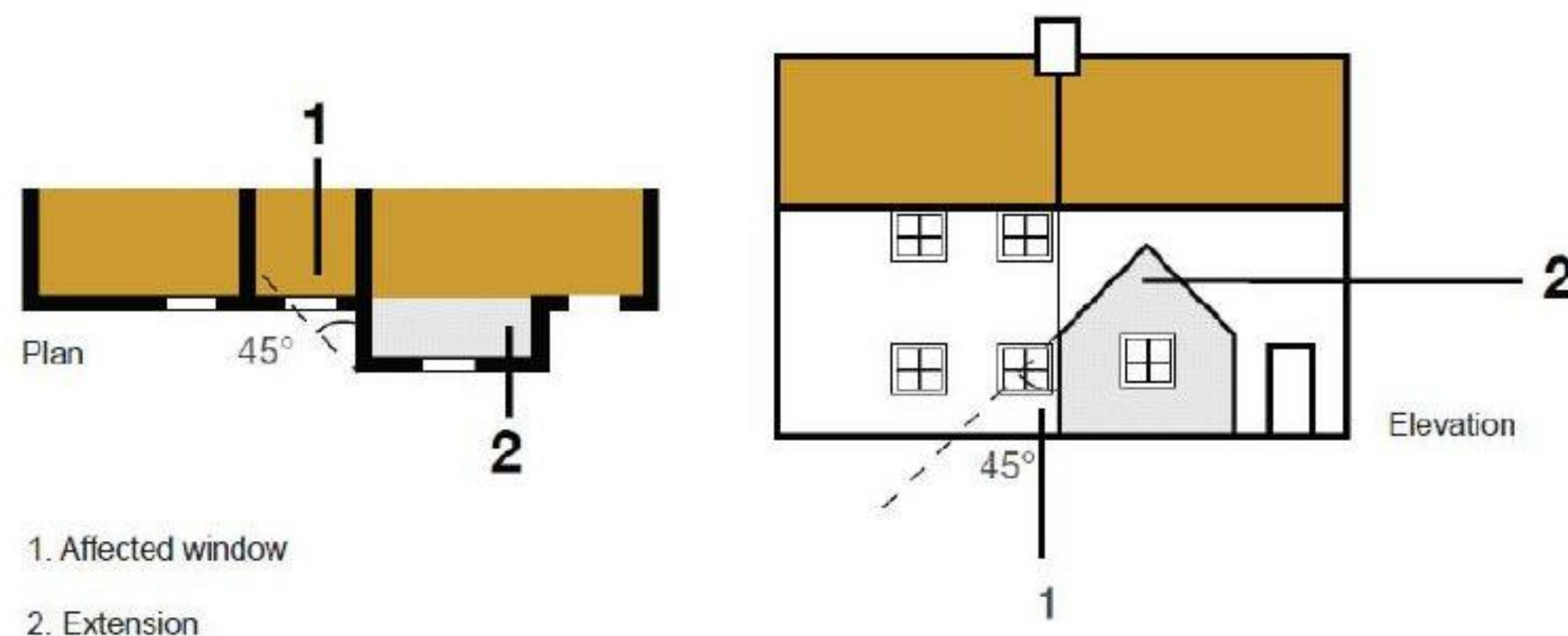
Measured from the centre of my **dining-room window** at ground-level, the second-storey extension would be within a combined plane and section 45 degree overshadowing zone.

My front second-storey **bedroom window** would also appear to be within this overshadowing zone.

HBC's guidance on this criteria is as overleaf:-

- 5.43 The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone.
- 5.44 To assess this, on the window wall elevation an angle is drawn diagonally down at 45 degrees from the near top corner of the proposed extension. An angle of 45 degrees is then drawn back from the end of the extension toward the window wall. If the centre of the main window of the adjoining property lies on the extension of both these lines, then the extension will probably cause a noticeable reduction in sky light received by the window.

Figure 5.12: Design of a rear extension should avoid the loss of light to neighbours



Summary

Based upon the overwhelming evidence above, I trust you will be able to summarily reject these further “Rev C” plans.

However, I do sincerely hope that the applicants will be able to re-apply with a more reasonable proposal, probably not exceeding 2,500 sq ft and without a raised roof ridge height, which I would hope to be able to fully support.

Thank you for your kind co-operation with this matter.

Yours sincerely,

Martin W Ward