Comments for Planning Application APP/23/00381

Application Summary
Application Number: APP/23/00381
Address: 197 Southwood Road, Hayling Island, PO11 9PZ
Proposal: Demolition of existing chalet bungalow with single garage and replacement with new single storey bungalow with internal mezzanine and single garage.
Case Officer: Joseph Toole

Customer Details
Name: Not Available
Address: Not Available

Comment Details
Commenter Type: Complainant
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:We wish to make you aware of our continued objections that we have with regard to the revised (18th September 2023) proposed re-development of the property of 197 Southwood Road, application number referenced above. As [redacted] site of the proposed development, we are of the view that the proposed development will have a negative impact on ours, and the other immediate neighbours standard of living.

We believe the proposed development should be considered over-development and is in direct contradiction with Havant Councils Core Strategy document, Design section 7.42: "It is also important that new development sits well with its neighbours and does not have an adverse effect on their existing uses and amenity." Also, in direct contradiction to multiple sections of Havant Borough Design Guide Supplementary Planning Document (December 2011).

Regarding the revised plans submitted on the 18th September 2023 we continue to object based on the following.

- The 5-metre-high exterior wall of the proposed property, less than 1 metre away from the boundary [redacted], that runs adjacent, along 6 metres of the garden is not acceptable as it significantly reduces the amenities [redacted]
- It is not within the character of the area and has an imposing mass.
- No other gardens in the surrounding area have a 5m high wall next to the garden.
- This wouldn't be allowed to be built under permitted development and is over-development of the space.
- It will block a significant amount of light and cause overshadowing of the garden [redacted] in the morning all the way up to 10.30am (later in mid-winter). It seems the '45-degree rule' wasn't

considered at all.
- [redacted] still have some concerns about the turning area outside of the garage leading to the main driveway. If anyone accidently drove into the fence it would cause damage to the fence as well as potential harm to the family living [redacted]
- The large paved driveway area and elevation towards house slopes/drains water toward all surrounding properties gardens and there is still no mention of drainage to avoid flooding of neighbouring properties.
- We also have some concerns regarding the privacy of other neighbours because of the upstairs mezzanine windows facing south. Perhaps they could be replaced with skylights.

Our primary concern is the proximity of the 5-metre-high wall of the proposed property. Our suggestion would be to create a stepped roofline on the west side of the house so that the impact is lessened [redacted] The maximum height of the roof above the bedrooms and part of bathroom on the west (from west wall to mezzanine) should be reduced to 2.5 (or maximum 3) metres height, which would greatly reduce the impact of the structure [redacted] with little impact to the development plans of 197.

Although the position of the proposed house is further from the boundary on the east, the same approach could also be considered.