

OBJECTION TO: APP/19/00671 35-35A Sandy Point Road, Hayling Island, PO11 9RR

I wish to put on record my objection to the proposed extension to the property at 35-35A Sandy Point Road on the following grounds: -

1. There is already not enough provision for vehicle parking on this property including off the site.
2. Road safety hazard caused by a change of use and previous building change will be exacerbated by APP/19/00671.
3. Owner hasn't yet completed the building work from the previous planning application.

Vehicle parking

Although the property in question (35-35A Sandy Point Road) has a Sandy Point Road address all current vehicle access to the property (front and back) is via entering or crossing Nutbourne Road which is a private un-adopted road. There is also a street lamp on Sandy Point Road directly blocking one of three proposed vehicle parking spaces as drawn in the applicants plans.

I have attached 2 photographs (taken on 10 Nov 2019) of the property in question which shows the current and typical number of vehicles parked in this area during only the winter months. Incidentally what isn't shown in either photo is the owners car parked on site behind the caravan in one of the two proposed vehicle spaces adjacent to the proposed extension to the building. This leaves according to the planning application only one vehicle parking space left on site to cater for occupiers of the new extension. In the Spring and Summer months the number of commercial vehicles (transit van types only) parked here and not only on this property, but adjacent to and on the opposite side of Nutbourne Road to the property substantially increases by up to 6 commercial vehicles (vans). It should be noted as this is a private un-adopted road the property owners on both sides of Nutbourne Road only have ownership rights to the centre of the road and in keeping with the property boundary. Owners are also obliged not to restrict passage of vehicles.

Apartment Use

I notice the planning application refers to a change of use for the property from Retail to Residential use. I'm surprised to see this request as it would appear the three dormer apartments have been in use for sometime. At least 12 months. As the changed use is residential it suggests the existing and new apartments at this property are aimed at long term residents on a domestic rental basis. To date I have seen no evidence of this as the only vehicles (up to 6 vans parked in this area) parked here are typically used by tradesmen or contractors.

Road safety Concerns

When multiple tradesman vehicles are parked here on both sides of Nutbourne Road during Spring, Summer and Autumn months, they are parked up in close proximity to one another. This then creates a corridor in Nutbourne Road giving only enough room for one vehicle to pass through at a time in either direction. When I drive through this passageway I cross my fingers that another vehicle

doesn't turn the corner at speed to enter Nutbourne Road especially when I'm nearing the end of the road. During the year (Caravans are now occupied all year round) the former Elliotts Caravan Park and adjacent caravan parks are widely used by vehicles (cars) entering and leaving this part of Nutbourne Road. Elliotts offices, the Caravan site Social Club receive delivery HGV vehicles which find it difficult to negotiate through these parked commercial vehicles. Even Havant Council refuse collection vehicles have to drive carefully through the gap. Unfortunately not everyone drives at the recommended speed restriction of 20mph down this road. But the most dangerous safety hazard occurs on the corner of Nutbourne Road by the BT Telephone Box. Pedestrians and residents can be walking back to their caravans or homes, sometimes have to walk in the centre of Nutbourne Road because of the large number of commercial vehicles parked here on both sides of the road. When cars return back to their caravans after a day out and turn the corner at speed not realising there are pedestrians and parked vehicles there it can be a very hazardous moment. We have (my wife and I) witnessed many near misses on that corner especially with children running away from parents in what they believe is now a safe road. Given the property extension proposes to increase the number of apartments, the number of transient trader and contractor vehicles will also increase seeking out new parking spaces which aren't available. This applicant in my view is taking [REDACTED] advantage of a private road which doesn't belong to him and causing a traffic hazard.

Hayling Island Visitors

Due to the excessive numbers of commercial vehicles parked outside the property in question, this causes other vehicles (visitors to residents) to seek vacant vehicle spaces. In addition, due to the perceived high cost of using Havant Car Parks visitors to the island are now actively avoiding those car parks by searching out free car parking spaces anywhere they can. My property is only 5min walk from the beach and we have found for the first time this summer visitors parking opposite my property and on one occasion right outside. I fear the situation is going to get worse next year and people are going to become angry. This part of Nutbourne Road is a private road with no road markings so because they don't want to pay Havant Council Car Parking charges they are now parking here in Nutbourne Road. It would be appreciated if Havant Council could provide residents with some help in this matter.

Summary

The gentleman applicant who owns 35-35A Sandy Point Rd has not been a good neighbour leaving unused building materials on the road for months and the previous structural change (dormer flats) to the property remains unfinished creating an eyesore. There is also a campervan vehicle currently parked outside his property (see photo) which has had a flat tyre for months and I believe is being used by the owner to sleep in. He dismantled a caravan at the rear of this property 12 months ago burning the caravan panels late at night causing smoke fumes to enter our property keeping us awake and causing us breathing issues and unable to sleep. If this planning application is approved it will increase the number of commercial vehicles parking in this area for most of the year. The current dormer accommodation and proposed is not targeted at people who want to rent property to live in, but is property used for short term transient lets typically used by contractors working in the area.

I would recommend you visit the location and imagine commercial vehicles parked on both sides of the road. Then imagine the hazards of pedestrians using a restricted road with holiday makers in cars.