

3 The Sanderlings, Hayling Island, PO11 9HZ

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**Mr D Eaves,
Havant Borough Council
Planning Department
Public Service Plaza
Civic Centre Road
Havant, PO9 2AX**

04/07/2016

**Re-Re-Submission for Proposed Planning development (APP/16/00584), 128-130 Sea Front,
Hayling Island.**

Dear Mr Eaves,

I am writing with regard to the re-submission for the proposed further development of Lama Court, 128-130 Sea Front to build two three bedroomed maisonettes on top of the existing four two bedroomed flats and associated parking and landscaping works.

I believe that the cumulative impact of recent developments on our property and adjacent properties must be taken into account when considering this proposed development.

While the changes in the plans are welcomed regarding the roof line, the reduction of just one window that will be overlooking our property directly into my children's bedrooms is insufficient.

We have concerns regarding this which, due to the personal nature of the information we will be sending to you in an additional letter.

We have lived at 3 The Sanderlings for the last 20 years. The South of our house faces the back of Lama Court. To the right of our house, adjacent to our garden is No 4 The Sanderlings. The properties in this section of The Sanderlings are staggered on their plots for maximum privacy. Diametrically opposite to the left at 45 degrees to our property is Dilkusha Court at 3 stories high, a large retirement complex of 31 apartments.

My comments on the proposed building and development plans are as follows:

Proposed Building Development and Plans

Section CS 16 1c of The Havant Borough Local Plan, March 2011 states that development should be informed by the characteristics of the locality including heights, massing, existing buildings lines, plot widths and depths.

The Sea Front is a straight road with residential properties mostly 1 to 2 stories high **and no higher than 3 stories** on the stretch between Eastoke Corner and Beachlands roundabout on the North side and open public beach and land to the South side.

This building proposal at 4 stories high will be higher than any other property on this stretch of the Sea Front. Behind the Sea Front are low level residential properties, almost all of which are no more than 2 stories high. Allowing a 4 story building to be built would be detrimental to the character of this part of the Sea Front, a significant change and would set an unwelcome precedent for future development along the Sea Front. Making Lama Court much larger, even at 3 stories would result in a massing of tall buildings on this section of the Seafront.

The Proposed street elevation in no way reflects how the back of the building will appear from The Sanderlings and no consideration appears to have been made to outline how it will effect properties in The Sanderlings, all of which are 1 or 2 stories tall.

Our conservatory has not been included on the Proposed Site Plan, making the distance from the back of our property and the sit of Lama House appear bigger than it actually is.

It is regrettable that the Location Plan submitted inaccurately reflects the massing effect by excluding the full footprint of Dilkusha Court. The impact of the proposed development on the Sea Front will be oppressive when the much larger footprint of Dilkusha Court is taken into account. The proposed building has balconies with supportive columns and will stand significantly proud and in front of the building lines of both 132 Sea Front houses and Dilkusha Court, making the proposed building appear more dominant and oppressive when viewed from the Sea Front. The proposed development will be noticeable because of its narrow footprint, abnormal height and forward positioning and will definitely not be in keeping with the scale and proportion of other properties on this area of the Sea Front.

Lama Court has a narrow frontage and a plot area roughly comparable to both No 3 and No 4 The Sanderlings. We do not have big houses. Adding a further two 3 bedroomed properties on top of Lama Court will place further pressure on the area. I note that there is minimal green space around the proposed build and that the plan appears to have only accounted for two wheelie bins to be placed at the front of the development. In reality there will need to be space for 12 bins. If they were placed at the back of the development this would result in significant noise disturbance for us, in addition to the noise from more car movements and people using the entrance and stairwell of the development right behind our house.

The proposed development will have 6 residences. A conservative estimate would be that there would be 12 adults living in the development. If the national UK average of 1.9 cars per person was taken into account a conservative estimate of 22 car spaces would be required. There is currently insufficient parking at Dilkusha Court, which I can easily evidence from the number of health care workers and relatives that park their cars in The Sanderlings when visiting occupants of Dilkusha

Court. The vast majority of roads in this area, including the Sea Front and Bound Lane have double yellow lines because of how close we are to one the beach's car parks. The proposed development has insufficient car parking spaces for its needs and severely limited space for any additional cars to park in the surrounding area.

Effect on Daylight, Privacy, Noise and Outlook

I believe that the cumulative impact of developments on our property be taken into consideration when considering this planning proposal.

The building proposed would impinge on the light reaching the back of our property because of where we are currently situated. When facing South towards Lama Court we have 4 The Sanderlings to the right of our garden and the 3 storey Dilkusha Court at 45 degrees. From our sitting room window we have no view of sky when facing Lama Court and a small triangle of sky visible when facing Lama Court. From my daughters' bedrooms Dilkusha Court obscures all but 10% of the sky and Lama Court obscures 60% of the sky. If Lama Court becomes a 4 storey building with the majority of its height at the back of the building it will mean that we will be unable to see the sky directly behind our property. It would plunge our garden further into shade because the light to it has been diminished by building Dilkusha Court 3 stories high. It would also have a detrimental effect on the light entering our property. We would feel as if we are living in a dim goldfish bowl and the total effect will be claustrophobic.

I believe that drawing 15-027-11 is misleading. The drawing shows 'shadow projections' at 10 am 21/3/16 and at 12 noon. The impact that we are concerned about is the significant reduction in light onto our garden in middle to late afternoon. This is because of loss of light (and view of Sun) from the Dilkusha Court Retirement Home, which has also not been included on this drawing. With the combination of both Dilkusha Court and the proposed build, the cumulative effect is that we will receive significantly less light than if Lama Court remains at its current height.

[REDACTED]
[REDACTED] Our living room also directly faces Lama Court. When we moved to our house 20 years ago our property at the back was overlooked by 6 windows which were in Lama Court. Privacy was maintained by strategic garden planting. When Dilkusha Court was built a few years ago we found ourselves being overlooked by another 16 windows and it became impossible for us to screen our privacy using planting. If this proposed building goes ahead we will be overlooked directly by a further 10 windows, none of them obscured. The total number of windows overlooking our property will be a staggering total of 33.

This re-submitted application reduces the windows overlooking our property by one and in our opinion this is not a significant improvement in the plan. We will be further overlooked because the proposed entrance and stairwell is at the back of the proposed building, so that anyone using the stairs will also look into our property. From reading this re-submission thoroughly we understand that the Fire Authority has expressed concerns regarding emergency access in the event of fire, associated with the entrance to these properties being at the rear of the building due to the narrow and restricted access to the back of the building.

We welcome the inclusion of drawing 15:027:10, but do not think that it reflects the actual experience of living in our property. We have tried to do as much as is possible to screen our property from Lama Court and Dilkusha Court but in winter when the trees are bare there is little to no privacy at the back of our house. This is especially noticeable when sitting in our conservatory (not on any of the drawings submitted).

As stated in our objection to the earlier building application, our situation is now out of keeping with the vast majority of properties in this locality.

I note that the Havant Borough Local Plan (Core Strategy), March 2011 1.e states that a development should not cause unacceptable harm to the amenity of neighbours through loss of privacy, noise, outlook and over-looking. I believe that we are already overlooked enough and that this proposal has not taken our situation into consideration, perhaps choosing instead to focus on the visual impact to the Sea Front and to our detriment by positioning the proposed entrance at the back of Lama Court.

I am aware that when the McCarthy and Stone Development at 124 Dilkusha Court (Application 10-1525-03) was being considered that the Planning Department would only allow a 2 storey building directly behind 1 The Sanderlings, with a 3 storey building to the front of the plot.

My daughters have already experienced a deterioration in their functioning and well-being as a consequence of the building of Dilkusha Court. The proposed building would worsen this situation. Because of the potential further impact on the well-being of our family I would like to formally request that a full BRE assessment be undertaken on this proposal and the results made available.

I hope that our objections to this planning application are given serious consideration and thought and await your response in due course.

Yours faithfully

Zarina and Steve Jobbins