

44 Sinah Lane
Hayling Island
Hants PO11 0HH

Mrs Heather Lealan
Planning Officer
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

19 May 2016

Dear Mrs Lealan

Re: 42 Sinah Lane, Hayling Island PO11 0HH - Planning Application Ref APP/16/00384

We are writing to object to this planning application on the following grounds:

1. The proposed development encroaches part of our land, as can be seen from the Land Registry boundary attached at Appendix A. Perhaps inadvertently, the Applicant's proposed development is planned to encroach on our land. She has not served us with notice of her intention to include part of our land in her proposal, and had she done so we would have refused as we have no intention to sell. On this basis, the planning application is invalid.
2. The scale of the development is disproportionately large. Much of the application focuses on addressing the relationship with the listed buildings at 42 Sinah Lane, in particular, and 44 Sinah Lane, but the proposed development spreads across the entire plot, and the footprint is larger than the "host" building. On this basis, we do not accept that the proposed development is subservient to the host building.
3. The proposed development is within the Coastal Zone designated by the Council (unlike the other reference sites cited in the application as precedents that would justify development so close to the shore). Whilst we understand that the application addresses flood risk, there is a wider planning risk that intensive development along the Coastal Zone will follow, using this application as precedent. We would ask that the proposed development is significantly reduced in size in order to reduce its impact on this sensitive Coastal Zone.
4. The proposed garage is directly abutting an apiary in our back garden, and will therefore have an adverse ecological impact. The apiary is currently positioned well away from human habitation, enabling neighbours and bees to live harmoniously. The constant noise and pollution from cars and people will disturb the bees, and there is no other site on our land that is suitable for the apiary. , We therefore ask that consideration be given to siting the garage on the other side of the garden, away from the apiary.
5. Sinah Lane is a very narrow lane, but is referenced on satellite navigation systems as a short cut to the coast. The site access proposals create a "blind" exit and will increase traffic flows and the risk of vehicular and pedestrian accidents.

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7. The application states that the net number of cars accessing the site will remain constant at 3. This is scarcely credible given the proposal to add a 4 bedroom house to the existing 4/5 bedroom building.
 8. Much is made of the orientation of the Listed Buildings to face the sun (ie towards the road and away from the sea), implying that the proposed development will have negligible impact on the Listed Buildings. Again, this stretches credibility: both houses have slipways into the harbour and shared step access to the coast, and the orientation of both houses (built simultaneously) is very clearly towards the sea. This relationship will be undermined by the proposed development.
 9. We would be extremely concerned if the Application was a “Trojan Horse” to establish the precedent of additional development on the site, to be followed at some point in the future by a further application to infill the space between the existing and proposed development. This would have an unacceptable impact on both the listed building and the density of development in the area. We would ask, to the full extent permitted by planning law, that any conditions specifically exclude further development on the site.
 10. We would also ask that the conditions to any consent would rule out any increase in footprint and specifically height of the proposed development.

In general, the application is well put together, and subject to our objections set out above, some care has been taken to manage its impact on neighbours.

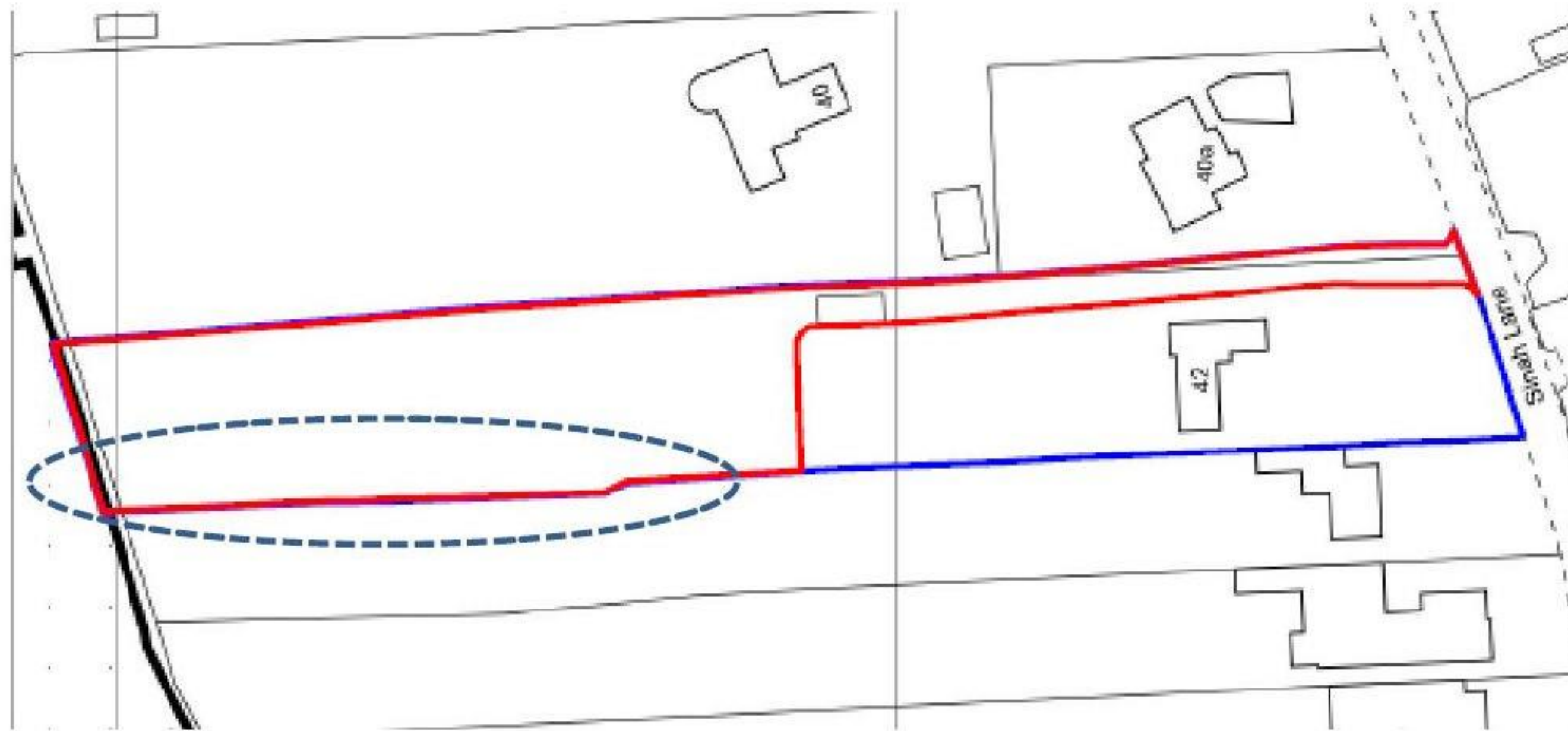
Yours sincerely

Paul and Jacalyn Stephen

Appendix A: Land Registry boundaries.

All of the site plans included in the Application show a “kink” in the site boundary between 42 and 44 Sinah Lane, close to where the development starts, and tapering outwards towards the sea. This widening boundary makes possible a development of the scale proposed. (We note that the proposals also suggest that an element of the boundary of 40a Sinah Lane is required to create the new driveway.)

Exhibit 1: Suggested site boundaries per Application



The site boundaries held by Land Registry clearly show that the actual boundary is a straight line down the full length of the garden. The scale of proposed development would not be possible within this boundary. As noted above, the Applicant has not served us with notice of her intention to include part of our land in her proposal, and had she done so we would have refused as we have no intention to sell. On this basis, the planning application is invalid.

Exhibit 2: Actual site boundaries per official Land Registry record

