



39 South Road
Hayling Island
Hants PO11 9AE



Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants PO9 2AX

Your ref: APP/17/00401

1st May 2017

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Site Address: Land rear of former Police Station, 35-37 South Road, Hayling Island, PO11 9AE

Proposal: Construction of 1No.3 bedroom chalet style dwelling.

Thank you for your letter of 26th April concerning the above. You will note from our address above that the proposed development impinges on our property directly. We have several observations to make:

1. Our main concern is that the plans for the proposed dwelling make no allowance at all for the rear access to our property. As the plans stand, we would be opening our rear gate straight onto the frontage of the proposed dwelling, which would be difficult both for us and for the owners of the proposed dwelling. That access, not shown on the plan, has been there, and in use, since 1985 when we moved into our property. When the car park to the rear of the police station was laid down in 2003, the alignment of the fence was made such that our rear access was not impeded. We have shown the current alignment of the fence and gate in the attached copies of the plans. A simple site inspection should have shown the current situation quite clearly. We would strongly suggest that the footprint of any proposed dwelling be moved at least 3 metres southwards to avoid any blocking of the rear access to our property.

2. Given the enclosed nature of the site, we feel that a two-storey dwelling is entirely out of keeping with the space available. We will certainly lose light on our property. The occupiers of the bungalows beyond the east elevation will lose a great deal more. The view of the west elevation towering over the end of our garden will be somewhat claustrophobic and aesthetically negative. A **single-storey dwelling** would be far more in keeping with the available space on the site.

3. We hope we should not have to bring it to your or to the applicant's attention that we do have right of access over the driveway at the side of No 41 to our garage and the rear of our property.

4. We note that on the plan there is no provision for visitor parking, to say nothing of owner parking, for the proposed dwelling, other than in the garages allocated. Given that houses Nos 39 and 41 have right of access over the driveway, this cannot be impeded by cars parked on the driveway. A southward move of the property's footprint (see above) might allow for parking.

5. Should planning permission be granted, we would need reassurances that access to our garage and our rear gate will not be impeded during the building process.

You will judge from the above, that we are not completely against a dwelling on the site in question, but the type of dwelling and its positioning concern us greatly. Most importantly, we would, at the very least, expect to enjoy the freedom of access to our property that we have enjoyed for the last 32 years.

We trust that you will take note of these observations and request that you make acknowledgement of this communication at your earliest convenience.

Yours faithfully,



Walter J Essex



Susan M B Essex



HAVANT BOROUGH
COUNCIL

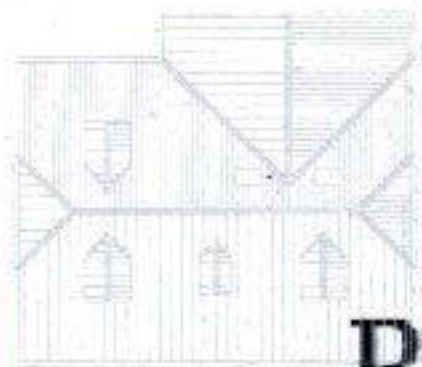
03 MAY 2017

RECEIVED

39

CURRENT
CARPARK BOUNDARY
FENCE

REAR
ACCESS
GATE



Police
Station

39

SOUTH ROAD



SCALE
1/200 @A3
DATE
Jan. '17

TITLE
Proposed Chalet Bungalow
37A, South Road
Hayling Island

CONTRACTOR MUST CHECK ALL
DIMENSIONS ARE TO BE CORRECT FOR
THE PROJECT BEFORE PROCEEDING
© COPYRIGHT
AUTHOR
PG

DETAIL
BLOCK PLAN
DRAWING No
17/03/B01

A B C D E F G H
I J K L M N O P Q R
S T U V W X Y Z

PETER GALLOWAY PARTNERSHIP
pgp
ARCHITECTS
HAVANT

TEL: 02392 483153 MOB: 07808 483362
E-MAIL: peter@ggaarchitects.co.uk

Garage for no. 37A

Garage for no. 37A

Garage for no. 37

Garage for no. 41

Garage for no. 36

CURRENT
BOUNDARY
FENCE

PROPOSED
ACCESS GATE

Existing 1.8m high close boarded fencing and hedgerow to boundary

Existing tarmac driveway

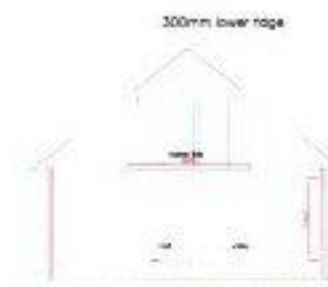
Existing 1.8m high close boarded fencing and hedgerow to boundary



Ground Floor & Site Plan



First Floor Plan



Section A-A



Section B-B



Section C-C

Roof Plan



Rear Elevation (SOUTH)

Brown Roof Tiles
White upvc Dormer windows
Multi Red Brickwork

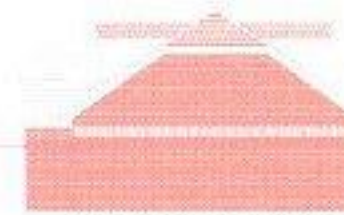


Front Elevation (NORTH)

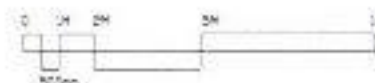


End Elevation (EAST)

Brown Roof Tiles
White upvc Dormer windows
Multi Red Brickwork



End Elevation (WEST)



SCALE	1/100	TYPE	Proposed Chaler Bungalow
SITE	37A, South Road		
DATE	April '17		
PROJECT	General Arrangement		
CLIENT	37A, South Road		
PG	17/03/2017		

PETER GALLAGHER PARTNERSHIP
pgp
ARCHITECTS
11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

HAVANT BOROUGH
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