

Case Officer Mr J. Toole
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Date :- 27th December 2020

Site Address:- 2 Eastoke Avenue, Hayling Island, PO11 9QW
Your Ref:- APP/20/00699

Dear Mr J. Toole

I have been informed [REDACTED] that the closing date has now been put back to the 11th January as the original date was unacceptably short time scale with all the things that are going on at the moment and Christmas being so close together with all the Covid 19 Restrictions. This has been done by design to give us a small amount of time to appeal.

Further to my letter to you on the 20th October and 3rd September 2020 outlining my reasons for objecting to Mr C. Fields above Building Application. I have looked at the new revised sketches from Mr C Fields agent which are still very unprofessional with no dimensions or any wording of what the new extensions building drawings are to incorporate, the new sketches do not provide any more clarity or information than before. I feel that we have now gone back wards with more confusion. There are still errors remaining in the block plan and sketches which have not been rectified. I have again highlighted in red on the sketches.

These revised sketches are still without any information or details explaining the extensions the sketches are still not adequate to build several large extensions to an already large building on such a small plot.

The west elevation sketch again shows the building being past the building line of the front of existing properties in Southwood Road.

I sent the council a site plan incorporating of all the properties in Eastoke Avenue and the local area showing all the single story buildings. Please come to the local area and see for yourselves. Number 6 Eastoke Avenue is a single story and not a two story dwelling, my property [REDACTED] is a single story building the loft has been converted into a bedroom the height of the bungalow has not changed and is still a low level single story bungalow. Please come and see the two properties. Do not take the word of Mr Fields Agent as he is telling lies and has obviously not visited the area. The properties on the west side of Eastoke Avenue, which are all single stories have been conveniently left off the plan. The old site plan again is enclosed for your attention. The red lines outlining all the new extensions show no details of rooms showing windows only the Garage is mentioned on the plan drawings, which is still wrong the so called Garage is in fact a large utility room with kitchen units, sink and toilet already installed within the new utility building why can't Mr C. Fields or the agent tell the truth.

Although this is a new Planning application most of the reasons are still the same and valid i.e. New Driveway, all the new Extensions to the existing property are too large for the small plot of land. The effect of all the new extensions which should be outlined and shown in RED that are being proposed will affect the living conditions of neighbouring occupiers [REDACTED] [REDACTED] with particular regard to Light, Privacy and the Outlook.

I have once again for your attention out lined in red pen all the new building extensions this is now beyond a joke as all these new extensions sketches added together are far too big for such a small plot of land which is why it was refused by the Havant Local Council and the Appeal which was also rejected by the Electorate at Bristol.

[REDACTED] only going over all the same reasons for objecting.

The new driveway and the two dropped kerbs in the road were rejected before by the Highways Authority, the size of the building on such a small plot of land was also rejected, the fact that several extensions were overlooking number 4 Eastoke Avenue the conservatory and patio in the back garden of number 81 Southwood Road, he has also been able to build a conservatory in the front garden past the existing building line please look at the enclosed photo. Please also look at my letter to you on the 03 September again, as all my valid reasons for refusal are stated in that letter along with copies of the refusal letter from

Havant Council Building Officer Sally Smith and Mr Andrew Steen the Planning Inspector at Bristol. Are all the refusal comments in their reports from these two very learned people all going to be completely ignored? I sincerely hope not.

I find it very strange that Mr C. Fields has been able to carry out all this work within the front garden without the proper planning permission.

In the unlikelihood that this application is approved it must be noted that there must be certain conditions regarding windows in the new north extension as there are no details of any windows in any of the drawings these sketches are still not fit for purpose. As the applicant has already breeched planning control by building a much larger utility building not garage which has not been built as per the original plans, it is now attached to the house, is this new utility room going to conform to the original drawings or be left as is.

[REDACTED] have no faith that the applicant will not stick to the approved plan therefore strict conditions should be applied to prevent this occurring.

Due to the fact that we do not seem to be getting very far with our objection and our constant letter writing [REDACTED] very worried as Mr C. Fields seems to be a law unto himself and is continuing still to carrying on working so [REDACTED] have decided to engage the expertise of Mr Malcolm Ratcliff as our agent who is an expert in these matters and can explain to all concerned the reasons why all this building work at number 2 Eastoke Avenue should be now refused.

With all this above written information, Photos, Plan view of local area showing all single dwellings in Eastoke Avenue that has been provide by [REDACTED] for the third time and the report from Mr Malcolm Ratcliff our agent, also the reports from Ms Sally Smith of the Havant Council and the Electorate Mr Andrew Steen the Planning Inspector at Bristol make the final decision to reject this oversized and poorly designed building application.

[REDACTED]

Enclosed :-

Site plan of local area showing all single story buildings.

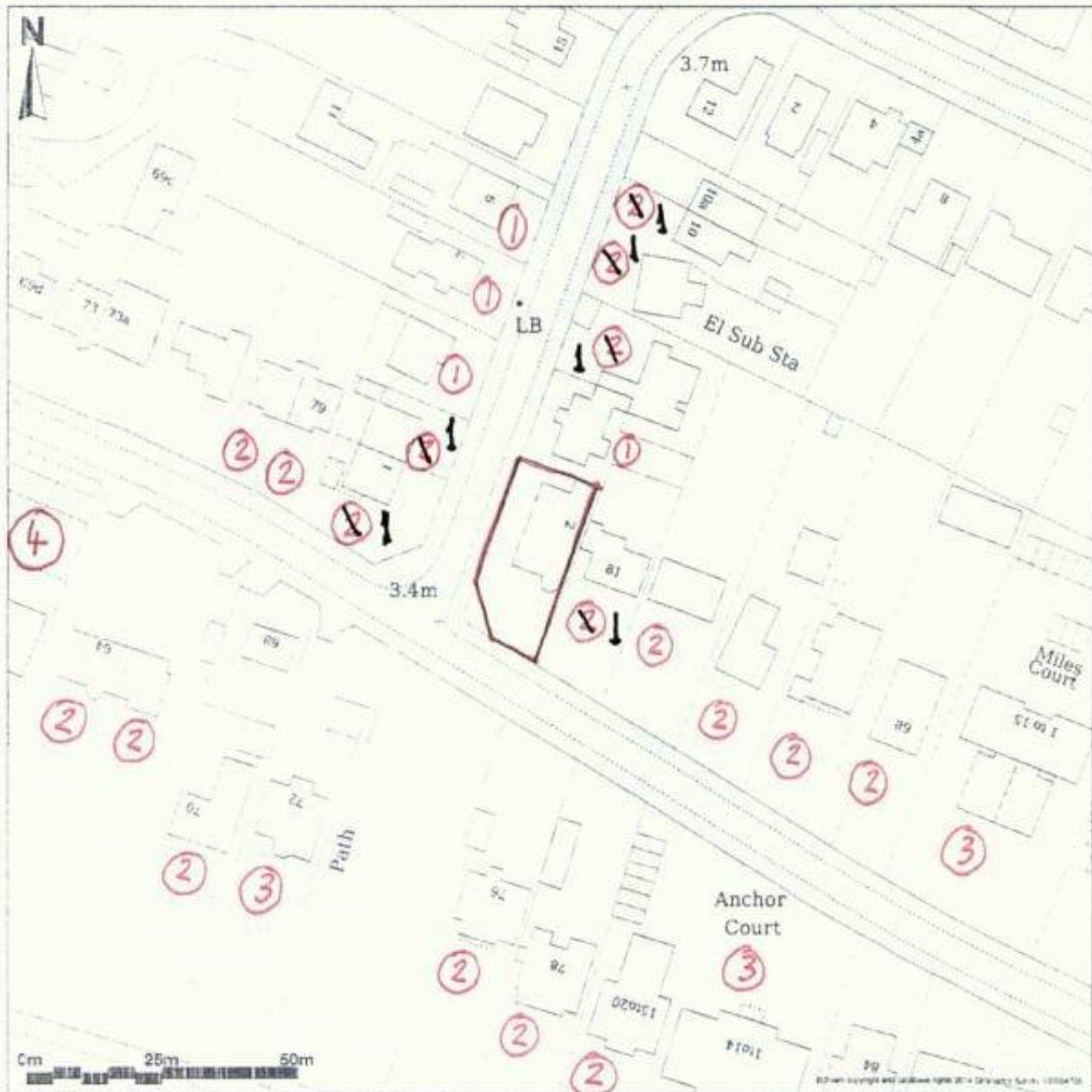
2 photos:- 1. showing existing conservatory beyond building line
2. Conservatory being over looked by the new extension at number 2

Block plan is showing a two story extension

5 sketches are enclosed showing in a red outline by myself of the new proposed extensions which should have been shown on sketches by Mr Fields Agent on all sketches in red which is standard design procedure.

2 Eastoke Avenue, Hayling Island, PO11 9QW

STOREY NUMBERS



Map shows area bounded by: 473524.0,98249.1,473724.0,98449.1 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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NEW EXTENSION WILL OVER LOOK MY
CONSERVATORY & WILL BE ABLE TO SEE US.
EATING OUR MEALS.
ALSO OVER LOOKING OUR PATIO



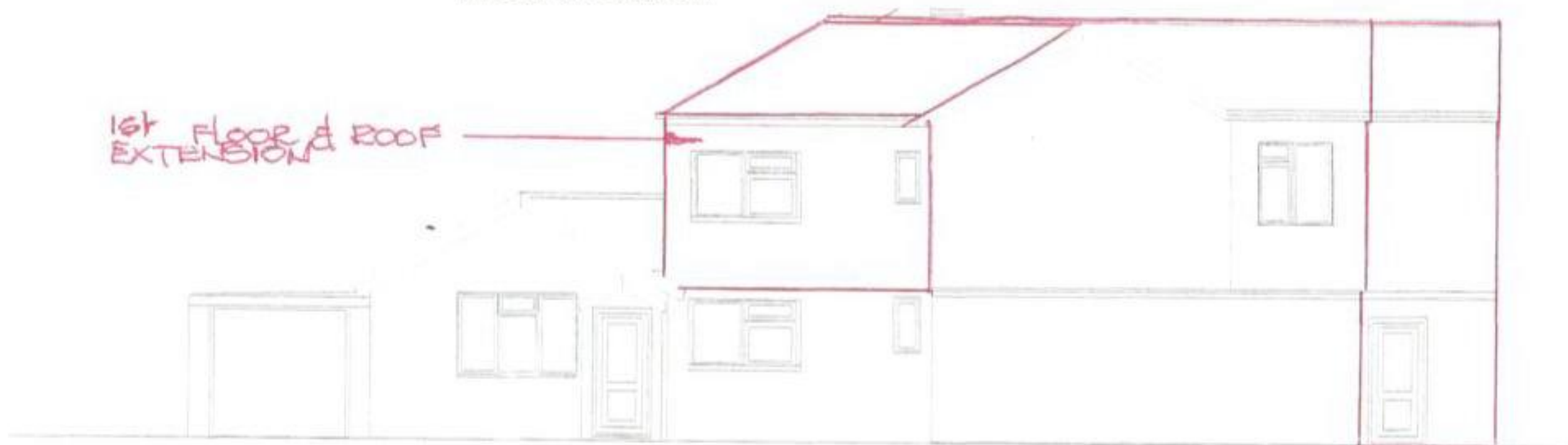
CONSERVATORY HAS BEEN BUILT
IN FRONT OF THE BUILDING.
LINE.





North elevation

West elevation



South elevation

NEW UTILITY ROOM
EXTENSION & TOILET
NOT A GARAGE

1st Floor
EXTENSION

3.43 m

GROUND
FLOOR
EXTENSION

NEW EXTENSION TO ROOF

East elevation

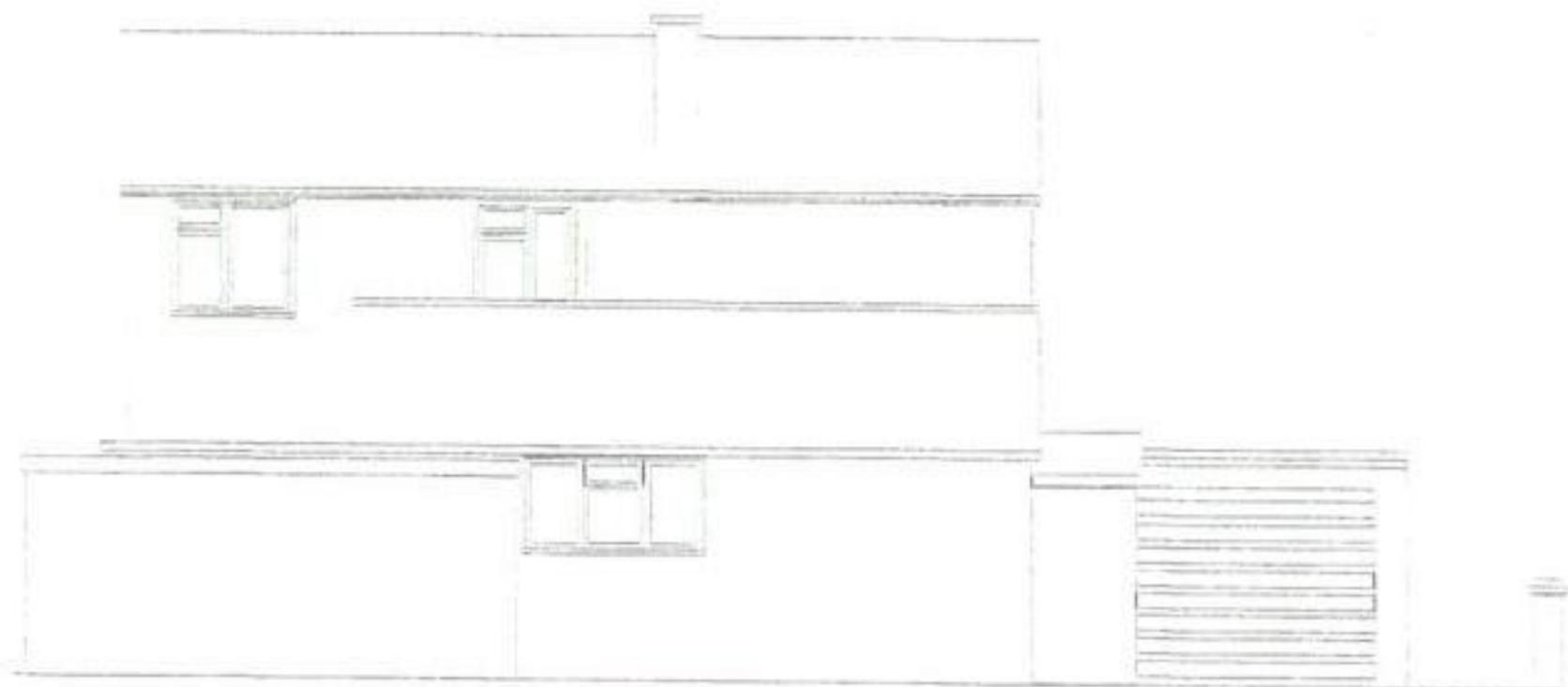
GROUND & 1st FLOOR
EXTENSION

5.25 m

4.40 m

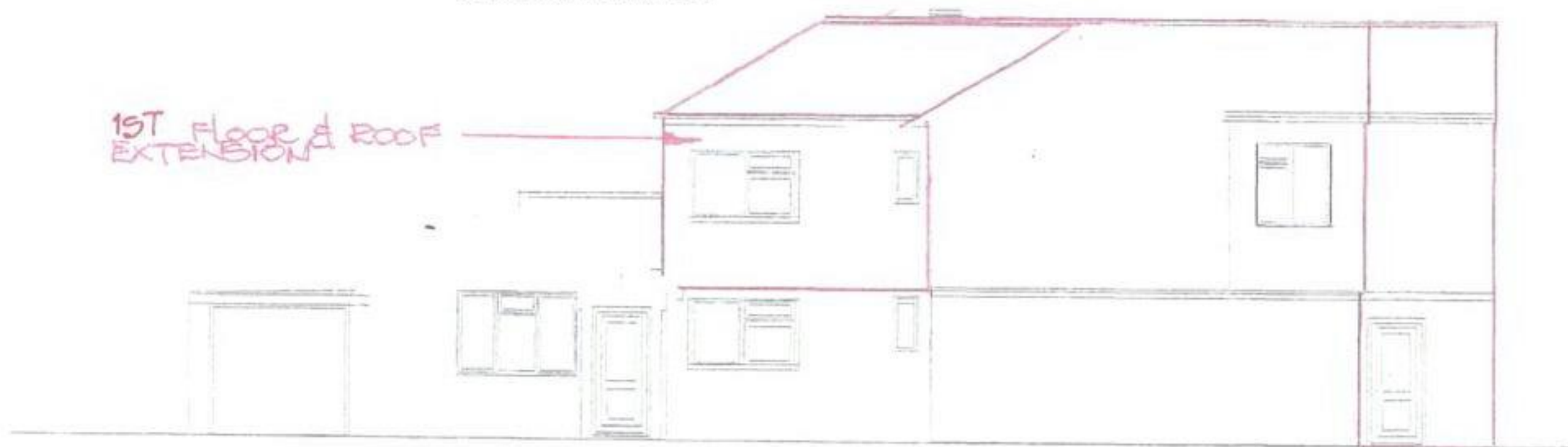
2 Eastoke Avenue, Hayling Island –
Proposed elevations S&E – Rev B

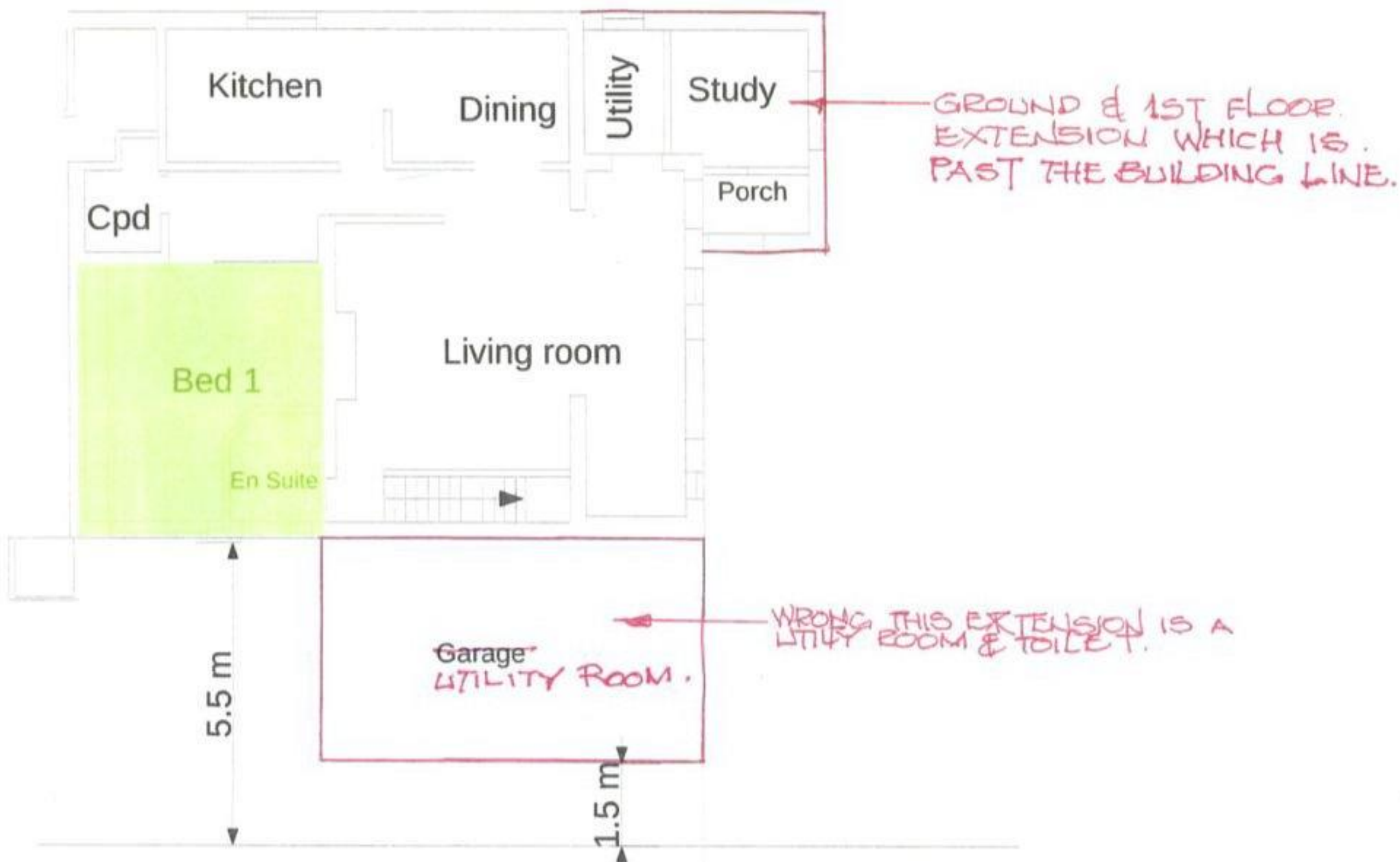
Scale: 1:100 @ A4



North elevation

West elevation





2 Eastoke Avenue, Hayling Island – Proposed Ground Floor Plan showing extension over

Scale: 1:100 @ A4

