

Ref: 15 LANGSTONE ROAD.
APP/18/00897.

Dear Sirs

I write to add my comments and objections to the proposed development of 9x (2 Bed Flats) at the above site.

PRINCIPLE OF DEVELOPMENT

The site in question is part of a mature residential area of 4 bedroomed properties of mainly detached residences. The development area and its surroundings comprise of a mix of high quality low density housing of various and interesting design. The Langstone Road is the gateway to WHOLE of Hayling Island and the entry / exit point, it should not be spoilt by gross over development and blatant opportunism.

DENSITY

The density of the proposal is out of character with the surrounding properties. It represents overcrowding of the site with more than 9 x 2 bed flats, with 22 subsequent parking bays. This is completely out of character with all local properties and residential development. The development should revert to a single additional high quality 4 bedroom house to the south of 15a in keeping with the surroundings. The proposal will have a very negative impact on the appearance of the area.

DESIGN

The scale of the proposed design is incongruous with its surroundings. The size and volume is more equivalent of a nursing home or hotel being dropped into a residential area. The design is of three story building increasing the prevailing ridge heights compared to the surrounding residences again out of character with the surroundings. The mass, scale and bulk of the proposal will have a detrimental effect on the street scene

IMPACT ON NEIGHBOURING PROPERTIES

[REDACTED] s. The proposed building will have a great impact on that dwelling with the two storey element being located directly opposite these windows. With the inclusion of the gable end the building impact will be even greater. The number of overlooking windows should be reduced to a minimum.

HIGHWAYS

Hazardous impact for a further 22 cars and repeated movements into a single dropped curb. The A3023 is already at capacity with every individual living on Hayling Island impacted. There are often traffic jams and delays at peak times and the situation is compounded at the site and junction of Langbrook Close which often sees's opportunist 'U' turns at peak times of the day to prevent a short wait to get into Langstone Technology Park. The A3023 current speed limit is 40 mph and this does not fit well with multiple cars trying to get into a single entry point.

CONCLUSION

The application request is out of character with the surroundings due to the scale, proportion, mass and overly dense development proposal. The site is more suited to something more in keeping with the local surroundings. This application represents gross opportunism from developers who will never live in the area and potentially creates a concerning precedence for other properties wishing to tear down other prime dwellings in favour of a block of flats.

