

The Planning Service
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX



20 Jun 2016

Dear Sir

YOUR REF APP/16/00584

SITE ADDRESS: 128-130 SEA FRONT, HAYLING ISLAND

PROPOSAL: 2No FLATS ABOVE EXISTING BLOCK OF 4No FLATS
(RESUBMISSION)

Dilkusha Court is a block of 31 retirement apartments located immediately adjoining the eastern boundary of 128-130 Sea Front. I live at Flat 22 on the western end of Dilkusha Court. I wish to comment on the above proposal.

Daylight and sunlight

There will be a severely detrimental effect on the amount of daylight and sunlight reaching my windows. Please treat this as a formal request for a full BRE assessment to be undertaken and the results to be made available. If there is not enough time to undertake the assessment then please consider deferring the decision.

Impact due to height

Sea Front is a straight road with residential properties all along its north side and land open to the public all along its south side. The residential properties are mainly detached houses and bungalows with some short terraces of town houses and blocks of flats. All designs and appearances differ and heights vary but mainly are one or two stories with some three stories but most attempting to "conceal" the third storey by incorporating it within the roof.

From the road and increasingly from the open land a long stretch of Sea Front with many properties always can be seen. The proposed development with its additional third and fourth stories will automatically draw attention because of its height and that is emphasised by its

relatively narrow frontage. It is out of scale and proportion to other properties along Sea Front.

Impact due to projection

Balconies are to be introduced to the front of all the properties (existing and proposed) for the full height and virtually the full width of the block. While there is no defined building line the existing block and those immediately adjacent do follow an approximate echelon. The proposed development will automatically draw attention because of its excessive projection. It is not the balconies per se but the extent of their projection and that would have been acceptable if the existing building originally had been located further back.

Impact overall

The proposal by reason of its height and projection will have an unreasonable and unacceptable impact on all the adjoining properties, some more than others. There will be overlooking, loss of daylight and sunlight and loss of privacy.

Also the proposal by reason of its mass and siting will have an unreasonable and unacceptable visual impact.

Other properties at Dilkusha Court

Other flats at Dilkusha Court will be directly affected and although the residents (average age over 80) have raised their concerns privately they will not do so publicly and it is not considered appropriate to utilize a standard letter or a petition. In particular the main communal garden sitting out area will be overlooked and lose sunlight and some windows will be overlooked.

Conclusion

I object to the proposal in its current form for the reasons given above.

Yours faithfully



Sydney T Hopton

