

Ref: NK/P16-0599

19th July 2017

Tina Pickup
By email only

Dear Tina,

RE: APP/2017/00529 Godbey House, 380 Seafront, Hayling Island

I would like to thank you for taking the time in recent weeks to discuss the proposed development with me, including your comments and those of consultees. Following these comments, I am pleased to attach amended plans and additional information as follows which is summarised below in respective order to assist your consideration.

- Amended architectural drawings
- Amended Tree protection and planting plan
- Fire Safety statement
- Flood risk Assessment and drainage strategy

Amended architectural drawings

An amended drawing pack has been provided addressing relevant points you have raised and third party representations received. As you have pointed out, the materials used in the final development would be subject to condition, however we acknowledge the concern raised about the choice of cladding previously proposed and the plans have been amended to provide a different material choice. The metal cladding previously shown on parts of the first, second and third floors has been replaced by vertical staggered timber effect cladding which was one of your suggested material choices.

In respect of the lift overrun on the top of the building, the exact manufacturer of the lift and therefore its overrun is not yet known, as this is part of the detailed design of the fabric of the building which as you will appreciate is often detailed post planning. The overrun has been shown on the submitted plans as projecting above the parapet edge of the roof by 750 mm which is a reasonable expectation at this stage. Due to its central position in the roof, it will not be visible from ground level. Given this is the case, it is considered reasonable that further information is provided about its exact appearance by condition for approval by the council at a later stage, when the specification of the lift shaft and overrun has been confirmed. This will mean the Council retain the same control over its appearance as with the current application.

Whilst it is stressed that the purpose of the external terrace on the third floor is to provide an area to gain afternoon sun and access to fresh air, rather than to gain views towards neighbouring properties, concerns about potential for overlooking are acknowledged. The revised plans show the privacy screen surrounding the terrace is opaque, and has been increased in height to 2 metres from the deck level, which far exceeds what can be reasonably considered eye level. This will ensure the terrace is available to provide amenity to residents of unit 13, without causing overlooking of neighbouring properties.

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To further address concerns about potential loss of privacy resulting from windows in the northern elevation, the 3-large clear glazed windows serving the stairwell previously proposed have been significantly reduced in size, reducing the overall area of glazing on the northern elevation. All the windows serving the stairwell have also been made obscure glazed to reduce any concern about them causing a perceived loss of privacy.

In respect of the cycle store, full scaled elevations have been provided showing an asymmetrical roof design, finished with hit and miss timber boarding to match the main building. This confirms the building will be of acceptable scale and appearance as requested, given its position on the site, a considerable distance from neighbouring properties. With regards to internal security of the cycle store, security risk within the store between residents is considered to be negligible, albeit residents can lock bikes as they wish. To enhance security of the cycle store in the wider area, the site plan shows a fence line and gate will prevent unauthorised access to the rear of the site where the store is located.

Arboricultural matters

You have previously raised concern about the condition of T19 and requested its replacement with a suitable species. The revised tree protection/planting plan submitted shows its replacement with an extra heavy standard Norway Maple (minimum height of 4m at point of planting), as requested.

Further information has been provided in respect of the method of construction of the footpaths at the north east of the site, as indicated on the tree protection plan and in the revised Arboricultural assessment and methods statement submitted.

The tree protection/landscaping plan also shows planting to the rear of the bike shed in response to officer's comments, to soften the appearance of the bike shed from neighbouring properties. Further to comments of residents of 36 St Helens Road, the Bay bushes as indicated on the tree protection plan are proposed to be removed as requested, which is also considered will assist in the growth of adjacent trees including G13.

Fire safety

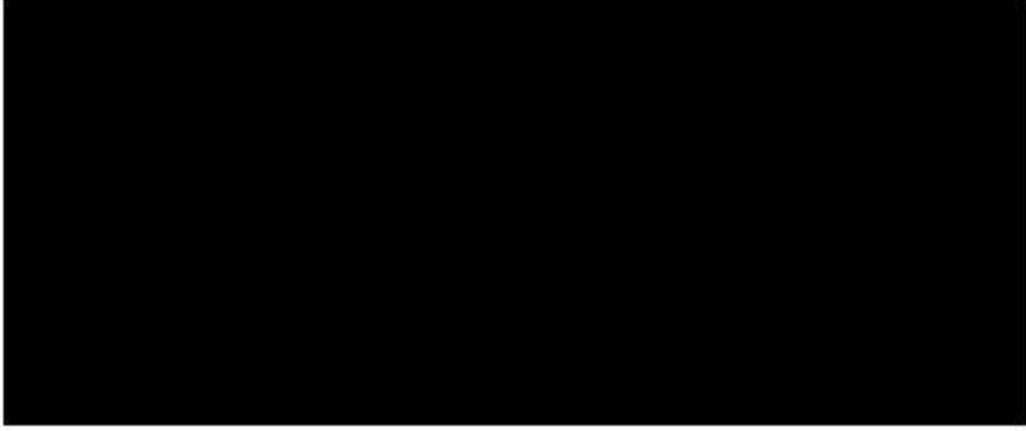
You will appreciate that fire safety is primarily a matter for building regulations approval, but to provide Councillors with comfort that the proposed building has been designed to high standards of fire safety, a specific statement regarding fire safety is submitted. This outlines the fire safety measures proposed, that will meet or exceed relevant building regulation requirements. It also includes information which demonstrates that the type of cladding proposed will be sufficiently fire resistant. It is also noted that Hampshire Fire and Rescue Service have been consulted on the application and have raised no objection.

Flood risk

Following our discussion, footnote 20 of the NPPF confirms that a site-specific Flood Risk Assessment (FRA) is not required in this instance. Nonetheless I hereby attach an FRA and drainage strategy which addresses the comments from Hampshire County Council dated 14th June 2017.

I understand the application is progressing to planning committee on the 17th August 2017, and I trust this provides sufficient information for consideration. Should you require further information, please do not hesitate to get in touch.

Yours sincerely,



Nick Kirby BA (Hons) MSc MRTPI
Associate Planner