



37 North Shore Road
Hayling Island
HANTS.
PO11 0HN

7th March 2017

Attention: Mrs B Crawford

Dear Mrs Crawford,

Planning Re-Appn. APP/17/00186
Re: 35 North Shore Road, Hayling Island

Further to my brief call to you last week concerning Mrs Ormsby's revised application for planning permission, I can confirm that a meeting was held with Mr & Mrs Ormsby on 5th February to discuss proposed adaptations that might make the planning application more palatable.

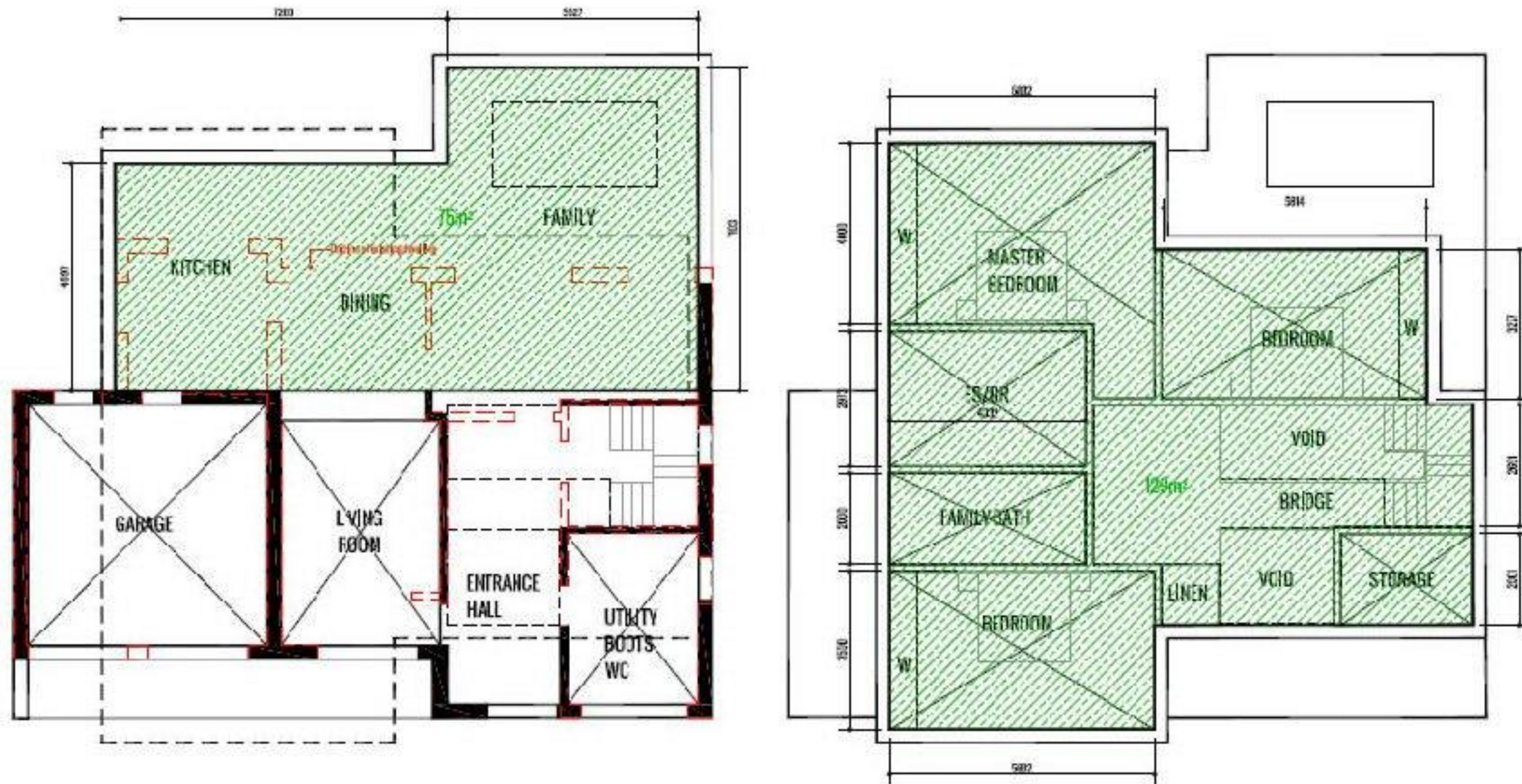
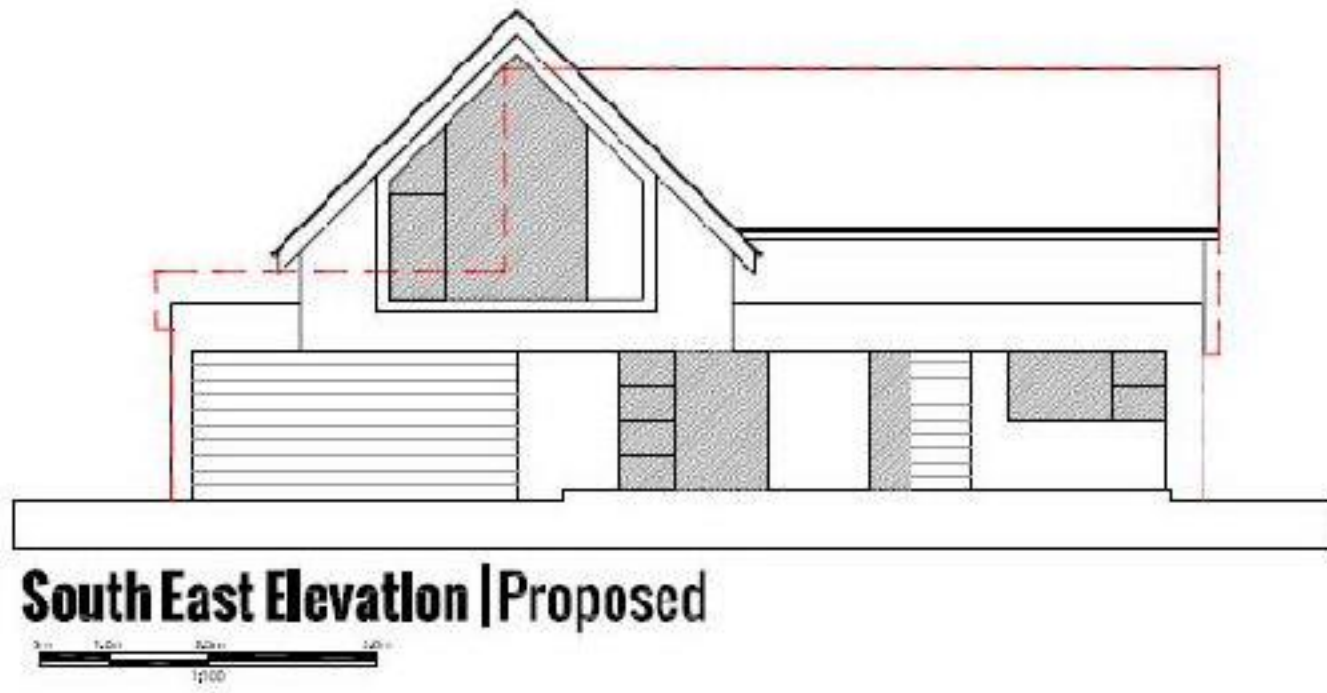
On 11th February Mrs Ormsby emailed the revised plan shown on the page below which incorporated changes that we had discussed and that I had indicated might be likely to be much more agreeable.

The changes were broadly as follows:-

1. The ridge height is reduced to match that of immediately adjacent neighbouring properties. This is a welcome amendment to me at 37 North Shore Road and may also satisfy Lyall Cairns' concerns on behalf of Langstone Harbour Board.
2. The gable has been moved in a south-easterly direction to the other end of the house. This will significantly reduce the over-bearing and shadowing effect that the former gable roof would have had over my property located, as it was, immediately to the south-west or up-sun.
3. The final change proposed by Mrs Ormsby in the plan has been to scale back the first floor extension at the north-east corner by, as far as I can measure just onscreen, about 1.5m-1.75m from the existing south-east facing front wall at ground-floor level. This would have the effect of assisting somewhat in mitigating the overshadowing of my first-floor bedroom window and dining room windows beneath.

Changes number 1 and 2 above are both extremely welcome but I do have some residuary concerns about the scale of mitigation provided by change number 3 which I will detail on the following page - below the plan received from Mrs Ormsby.

Changes proposed by Mrs Ormsby 11 Feb



Extracts from my earlier concerns are repeated from Page 4 below for your (and my) convenience and I would be pleased to know if you consider that the proposed third change would achieve a mitigation in full or in part please?

The scale of the pre-existing ‘shadowing’ problem, even with the sloping roof and dormer windows at first floor level, can best be appreciated from this Google Earth photo taken in the early afternoon and copied below:-



It would be most helpful to:-

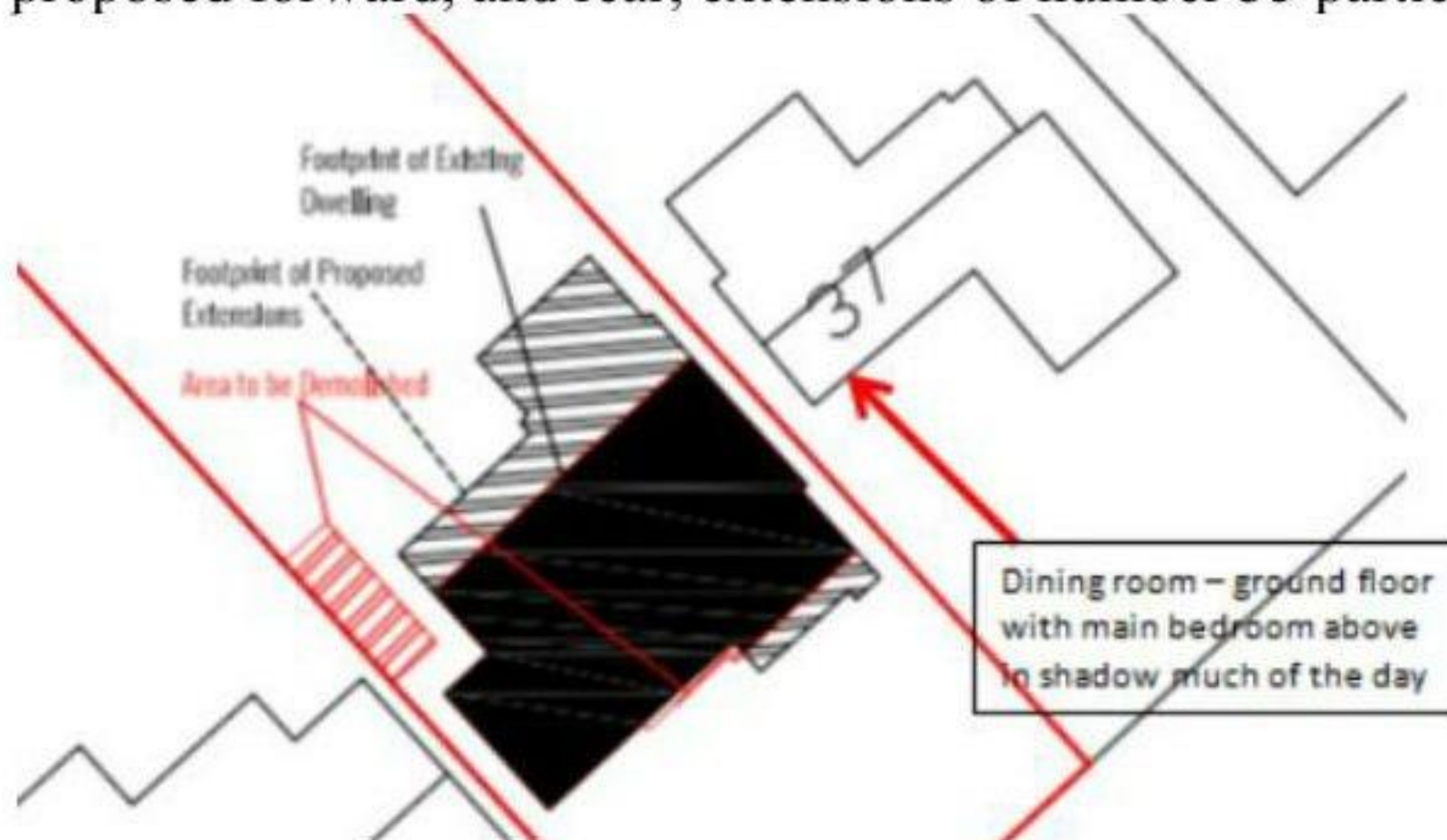
1. be assured in my assumption that the ground-floor front wall at the northeast corner does not extend its “building line” any further in a south-easterly direction towards the roadway?
2. receive a revised north-east elevation showing, as previously, a red-dotted line outline of the existing elevation so that I can properly appreciate the proposed change (please refer to the previous NE elevation reproduced below)
3. understand why the newly-submitted NE elevation now shows a blank area at ground-level (highlighted in yellow just below for your convenience) where there had previously (see earlier submission on page 4 below) been a window and a side-door?:-



Repeat: Extract from earlier concerns in my letter of 21st Se 2016

Sunlight

The subject property is positioned towards the south and south west of my home and I am concerned that my ground floor dining room window and bedroom window above, as well as the living room to the rear, would have much of the natural sunlight blocked out by the proposed forward, and rear, extensions of number 35 particularly at the second storey level:-

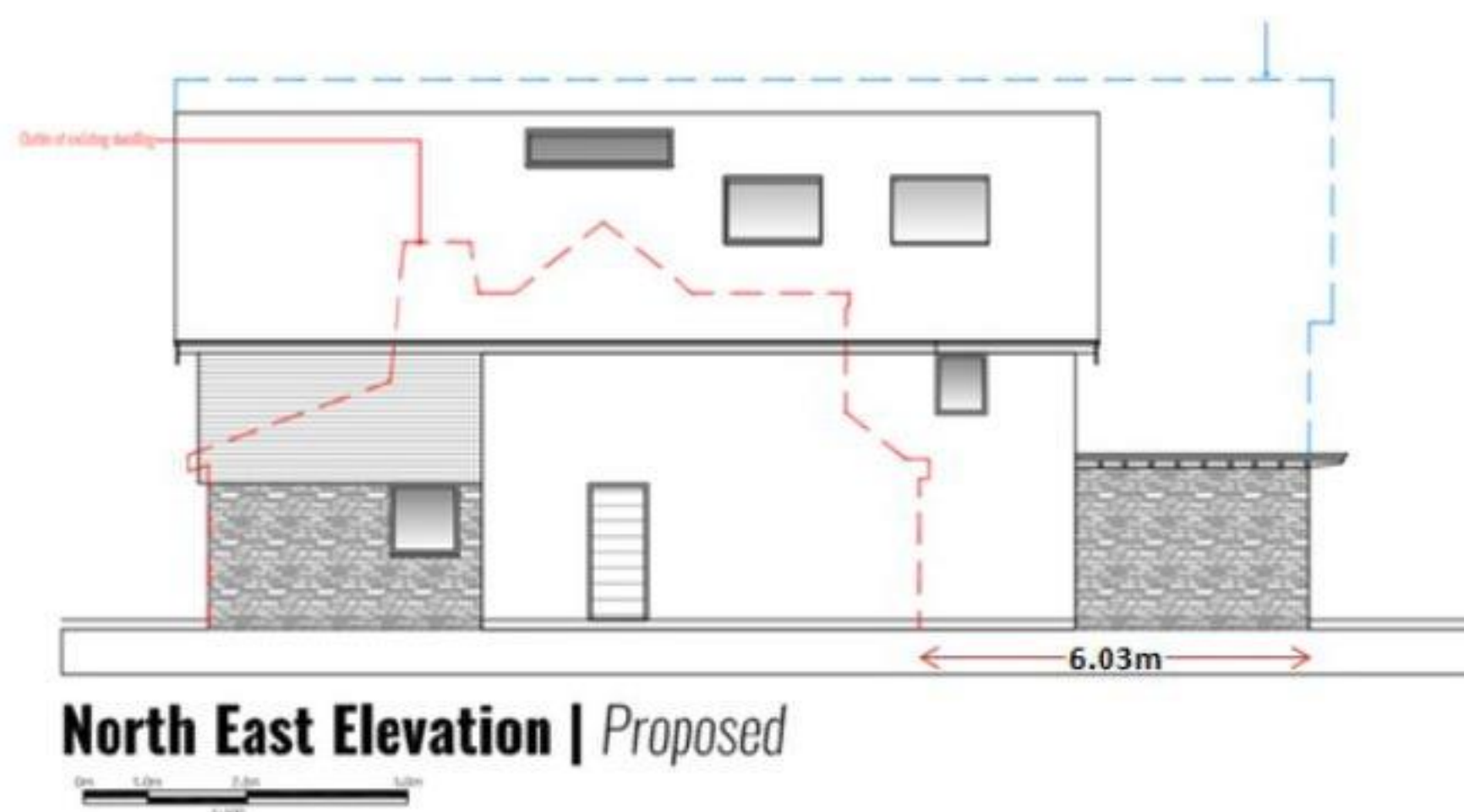


Guidance from HBC's Design Guide on this topic on page 37 says:-

Sunlight

- 5.10 It is not always possible or reasonable to require all dwellings to have sunlit rooms. However, the extensive obstruction of sunlight to an existing property or its garden by the construction of a new building or extension is likely to be unacceptable. Therefore applicants should consider the effects of loss of sunlight to existing properties and should aim to mitigate these effects wherever possible. This is particularly important where neighbouring properties are taking advantage of the sun's orientation for solar gain. Further information and tables for calculating sunlight availability at different times of the year are available in the BRE guide.

But in the case of the proposed development the ground floor rear extension is just over double this recommended 3 metre maximum from the rear wall of the existing house (see below):-



The front second-storey extension together with the additional high gable roof both serve to cause serious loss of light from the south/south-west to the front of my house and, in particular, to my dining-room window as well as the main bedroom window above.

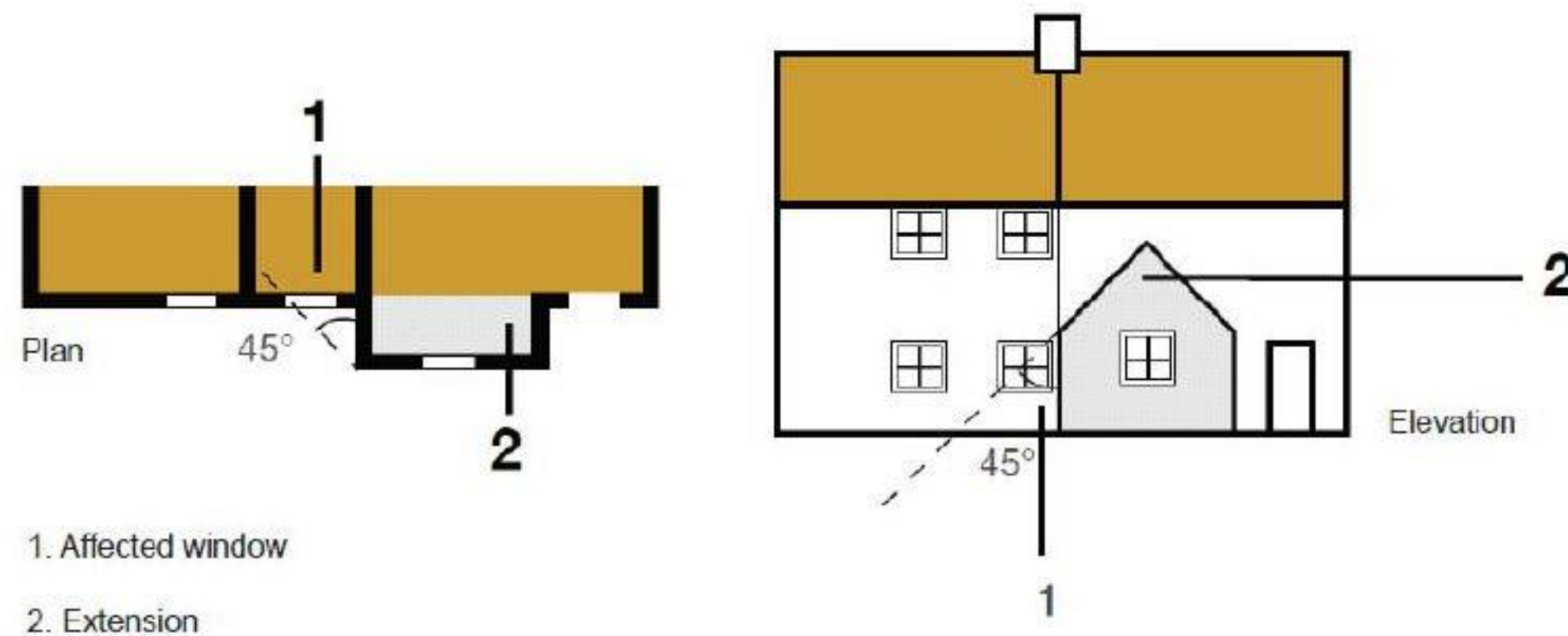
Measured from the centre of my **dining-room window** at ground-level, the second-storey extension would be within a combined plane and section 45 degree overshadowing zone.

My front second-storey **bedroom window** would also appear to be within this overshadowing zone.

HBC's guidance on this criteria is as overleaf:-

- 5.43 The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone.
- 5.44 To assess this, on the window wall elevation an angle is drawn diagonally down at 45 degrees from the near top corner of the proposed extension. An angle of 45 degrees is then drawn back from the end of the extension toward the window wall. If the centre of the main window of the adjoining property lies on the extension of both these lines, then the extension will probably cause a noticeable reduction in sky light received by the window.

Figure 5.12: Design of a rear extension should avoid the loss of light to neighbours



Thank you for your kind co-operation with this matter.

Yours sincerely,

Martin W Ward