

Mrs Heather Lealan
Planning Officer
Havant Borough Council
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Havant
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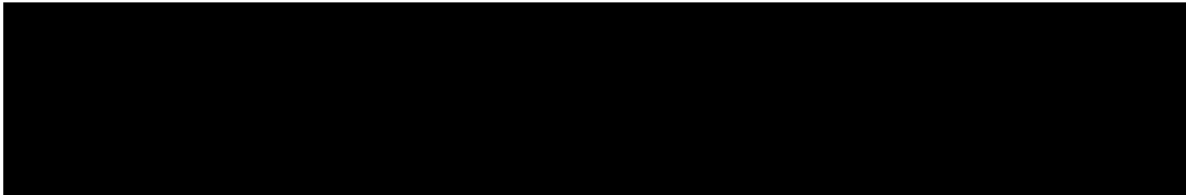
19 May 2016

Dear Mrs Lealan

Re: 42 Sinah Lane, Hayling Island P011 0HH - Planning Application Ref APP/16/00383/4

We are writing to object to this planning application on the following grounds:

1. The site of the proposed development is described as being in a 'clearing' and therefore has no implications for flora and fauna. We contest that this is misleading. The clearing referred to in the application resulted from storm damage to our trees that we had to cut down. Had there been no damage, there would not have been a clearing. We do not accept that permission can be granted on a site where it would have been refused before, and indeed not been possible. We do not believe we should suffer loss of privacy and potential damage to wildlife as well as excessive noise as a result of a natural calamity and on this basis, the planning application should be declined.
2. The scale of the development is disproportionately large. Much of the application focuses on addressing the relationship with the listed buildings at 42 Sinah Lane, in particular, and 44 Sinah Lane, but the proposed development spreads across the entire plot, and the footprint is larger than the "host" building. On this basis, we contend that the proposed development is not subservient to the host building, and further that it contradicts local authority policy on aggressive development.
3. The proposed development is within the Coastal Zone designated by the Council (unlike the other reference sites cited in the application as precedents that would justify development so close to the shore). Whilst we understand that the application addresses flood risk, there is a wider planning risk that intensive development along the Coastal Zone will follow, using this application as precedent. We would ask that the proposed development is significantly reduced in size in order to reduce its impact on this sensitive Coastal Zone.
4. The application references developments close to the shore as justification for approval. We strongly disagree. Our property has an art studio at the end of the garden, which cannot be considered in any way a 'residence' or a 'dwelling'. We object to inappropriate and misleading use of precedents as justification for permission and believe that the removal of this support invalidates the entire application.
5. Sinah Lane is a very narrow lane, but is referenced on satellite navigation systems as a short cut to the coast. The site access proposals create a "blind" exit and will increase traffic flows and the risk of vehicular and pedestrian accidents.
6. We note, presumably like others, that there is an enforcement order which expires on 6

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7. The application states that the net number of cars accessing the site will remain unchanged at 3. Given that there will now be two properties instead of one, and that the number of people living in the two houses will increase substantially from current levels, we question the accuracy and credibility of the application.
 8. Much is made of the orientation of the Listed Buildings to face the sun (ie towards the road and away from the sea), suggesting the proposed development will have negligible impact on the Listed Buildings. This appears spurious and unsupportable: as both houses have slipways into the harbour and shared step access to the coast, and the orientation of both houses (built simultaneously) is very clearly towards the sea. This relationship will be undermined by the proposed development, and further hinder the conservation that is being attempted in this important part of the coastline.
 9. We are very concerned that the Application as a “Trojan Horse” to establish the precedent of additional development larger plots, will lead to further applications to infill the space between existing properties and the coastline. The impact on the density of development in the area would be unacceptable. The Council is urged to specifically exclude any form of such proposed development, and if necessary amend the Planning Regulations, to maintain the integrity and ecology of this area.
 10. We would also ask that the conditions to any consent would rule out any increase in footprint and specifically height of the proposed development.

We believe that a substantial reworking of the existing proposal may merit consideration, in particular limiting the height and footprint of the property and moving the site away from its proposed location towards a more sheltered area within the garden. Further, planting of mature trees along the shared boundary with 40 Sinah Lane to compensate for the removal of the garage and in the storm damage area, will go some way towards maintaining the current ecological balance after such aggressive development.

Yours sincerely

Suzanne Parekh & Dr Nitin B Parekh

40 Sinah Lane

