

Dear Mrs Wooden

We write to make our comments on the development proposal at 28 Wittering Road, Hayling Island. Your reference APP/18/01040

At present the boundary of our two properties is marked by a mature hedge (growing on No 28's side) which incorporates the original paling fence placed there when our two once identical properties were built sometime in 1950s. The hedge was mature when we moved to Hayling in 1984, and both our back gardens lead down to a lagoon and Chichester Harbour (an AONB). Mr Gibson had mentioned some time ago that he would one day like to replace a lean-to shed & wooden staircase, with a more substantial arrangement, which seemed understandable.

1. We have viewed the ground floor plan and North West Elevation with some concern. They show 2 windows in the wall flanking our property, one large and one small. These would be close to and overlooking the patio doors to our dining room, and window

This would constitute "overlooking and loss of privacy", if the present plans, as on paper, were accepted.

2. Both our gardens face east, and so the houses themselves receive sunshine for a limited period in the mornings. At present, our downstairs open plan dining & reception area has a view over the hedge, with chinks of light through the foliage.

An extensive solid brick wall would constitute significant 'overshadowing and loss of light.'

3) We are unable to confirm how close to our boundary the proposed extension would extend. It is not entirely clear whether the existing hedge (and its root system) would survive the groundworks, or whether we would in future be looking at a brick wall reaching well into our sea-ward garden. (Approx 14 m)

Mr Gibson has reassured us that the hedge would survive, and that the windows in this wall could be high and unobtrusive, but as this does not show on the plans, it needs clarification and confirmation now. We understand that Wittering Road developments are subject to 36i & 36ii HBC Landscape Character Assessment Area & AONB Landscape Character Assessment Area F1. Chichester HC says a key issue is to resist pressure to allow suburban walls.

There is a danger therefore that the appearance and size (see 4 below) of the proposed extension, will affect our amenity.

4) At present are 4 bedrooms at 28 Wittering Rd. The 2 additional bedrooms and the large hall area could be used as a separate flat. From the plans supplied, it is estimated that the surface area of the ground floor will be increased by about 48 square meters. The existing floor area is 124 sq m. This is an increase of 38.7%. Is this within guidelines for this type of development ?

The proposed build will extend 8 meters beyond the original rear wall of no 28.

If the issues we raise in 1,2 and 3 (above) are resolved, we believe that a 4 meter limit to the proposed build (out from the original back wall), and an infill of the triangular 'yard' space (between proposed bedroom 5 and bedroom 1) would be a more sympathetic solution.

Your sincerely

