[redacted]

Huntingtree
16 Hollow Lane
Hayling Island
Hants
PO11 9AA

HAVANT BOROUGH COUNCIL
30 JUN 2017
RECEIVED

27 June 2017

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

Dear Sir,

Planning application 17/00610
3 Elm Grove, Hayling Island.

Thank you for your letter of 21 June 2015 relating to the planning application for a building comprising 6 "Starter homes" on this site. I submit that an application of this size is an extremely over-intensive development.

From all the windows on the south side the ground floor occupants will be looking at a wall, one metre high and less than one metre away. The view from the upper flats bedrooms and kitchen on that side will be even worse as that will be the plain brick wall of the church 2 or 3 metres away! When I was studying for the examinations of the RICS (some 68 years ago) the Public Health Acts, as I recall, required a clear open space of a minimum width in front of any window to ensure the admission of sufficient light. I cannot now remember what that width was but it was certainly more than a metre or two. This regulation has no doubt been repealed by later Building Regulations.

The other thing that troubles me is the lack of garage or parking space and the access to the site for vehicles. I doubt if anyone occupying these flats today will not have at least one car or some similar vehicle and the owner will need to park it in the Public Car Park. Although described as Starter homes they are shown as having two bedrooms each implying use by a small family and families grow up and then want a car. There will be also the delivery vehicles visiting the premises from time to time. As I wrote in objecting to the previous applications for this site (13/00496 &14/00974 & 15/00368), there will be additional traffic which will be coming and going if the premises become residential. This is obviously going to add to the wear and tear on the surface of the Council's car park.

I hope that if permission is given for this application the prospective developer will be required to make some contribution to the repairs which will ultimately be required to be paid for out of the local Council tax. I note that the draughtsman of this scheme has marked the claimed right of way from Hollow Lane but that would not give anyone the right to park vehicles thereon.

Yours faithfully,
Theodore F Tott

[redacted]