

STRIDE & SON

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS AND VALUERS

Established 1890

DJB/LT

D Eaves Esq
Senior Planning Officer
Borough of Havant
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AS

Southdown House
St John's Street, Chichester
West Sussex, PO19 1XQ



4th May 2017

Dear Mr Eaves,

Re: 1 Northney Cottages, Northney Road, Hayling Island, Hants PO11 0MD Reference number: APP/17/00304

We have recently submitted a planning application for the erection of a pair of semi-detached houses with new access and parking at the above and have noted any representations that have been made in considering this proposal.

We note that the consultee comments from the Development Engineer for Highways has no adverse comments to make and similarly Chichester Harbour Conservancy has raised no objection to this application with recommendations that the following matters be negotiated:

- a) Sample schedules and materials and finishes be agreed prior to construction
- b) Planting to the rear boundary of the site be retained and enhanced and to front boundary either side of new access the appropriate soft landscape to the frontages where possible.

These proposals are entirely satisfactory.

The Chichester Harbour Conservancy makes reference to the Northney and Tye Village Statement and in their opinion do not believe that the infill development would be harmful to the character of the area which is of continuous/ribbon development and provided the layout and characteristics of the existing houses is respected.

We are conversant with the Village Design Statement also and before submitting the application gave consideration to the particular design considerations from this statement and in particular the following:

- a) Permeable surfaces for parking – this indeed can be provided and made a condition of any consent.

b) Consideration given to the current pattern of development and dwellings in each character area and here the intended cottages are of similar design to numbers 1 and 2 Northney Cottages with brick work, tiled roof etc. The existing cottages do have UPVC high specification windows and we had included these on our design.

Special care had been given to provide semi-detached properties which again are felt in keeping and we have included a chimney in the design again to match adjacent units.

A letter of representation has also been studied and with regard to number 38 Northney Road the design of the proposed cottages has been carefully considered with the fenestration to front and rear to avoid any overlooking and we believe there is only one possible small window to the upper bedroom which would look across at number 38 this being a secondary window and if necessary could always be removed or opaque glass fitted. In fact the cottages have deliberately been set on the far side of the plot to again minimise any effect on number 38. The windows therefore look front and back over farmland and the hedge along the rear is to be retained for any screening together with the front also where the hedge will be retained as far as possible once the new access has been formed.

The plot is perfectly capable of taking a pair of semi-detached cottages as shown and reference has been made to paragraph 53 of the National Planning policy framework that states "local planning authorities should consider the case to setting out policies to resist inappropriate development of residential gardens for example where development would cause harm to the local area".

It is felt here that the development as proposed would not cause harm to the local area it is a pair of cottages in a line of dwellings and should be considered on this basis and of course each planning application is always considered on its merits.

Photographs are also attached to the Design and Access Statement showing the adjacent units.

We trust this further letter of representation is of assistance and that our application as acceptable. If there are any further points arising please do not hesitate to contact us.

Kind regards.

Yours sincerely,



Stride and Son Ltd

