

9, Sea View Road,

Hayling Island

Hampshire

PO11 9PD

Your Ref : APP/18/00628

Planning Service

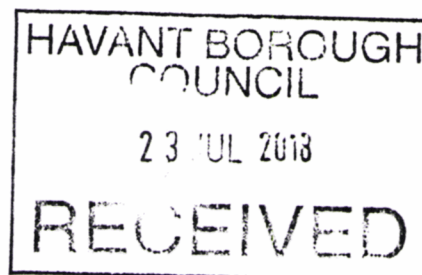
19th July, 2018.

Public Service Plaza

Civic Centre Road

Havant,

Hampshire, PO9 2AX



Dear Sir/Madam

Thank you for your letter dated 3rd July, 2018 welcoming views on the proposed development of the site : 7 Selsmore Avenue.

My views are as follows :

Hayling Island has now become so congested we do have a serious infrastructure problem, more building especially 'in fill' builds will only make this situation worse. Selsmore Avenue is a typical example of 'in filling' often behind existing properties this creates too many cars with not enough parking. Selsmore Avenue suffers from the parking of business vehicles and there appears to be a taxi company using the public highway for parking, opposite the entrance to 7, Selsmore Avenue, the layby nearby is also used by the taxi firm, leaving no space for any extra vehicles that may overspill from no:7. We do have to consider any emergency vehicle trying to access the many houses in Sea View Road, Astrid Close, Burdale Drive and surrounding areas. The Selsmore area has small roads and any parking on the roads does make passing an oncoming vehicle impossible. Turning right into Sea View Road from Selsmore Avenue is very difficult at times if vehicles are parked near or opposite the junction. Two parking spaces for each newly constructed building will not be enough on such a small plot of land, delivery vans/lorries and any extra vehicular activity will end up on the already over used and abused highway.

With reference to 'RBA architects design and access statement par 6. There will be extra parking provided at 'The Crescent' but I cannot see the plans on the proposal.

In my opinion the design and appearance of the proposed development has not fully considered the surrounding area. Most of the properties to the South, East and rear North of the planned development are true bungalows, no dormers, no velux and no upstairs doors or 'Juliet' style features being constructed of brick or render faced, old and new living alongside each other in a very harmonious fashion. The proposed buildings are too contemporary for this site and there are too many for the piece of land in question. Plots 1 and 2 look like a build with an extension. Plot 3 really appears aggressive amongst the adjacent existing true bungalows especially on the East elevations, it has all the effects of a house, terribly imposing.

Points to consider taken from the 'RBA Design and Access Statement' :

Why show photographs of chalet style properties in Selsmore Avenue one of which is further across the South side of Sea View Road when neither the adjacent South, East nor rear North side bungalows have been photographed or depicted in any way.

Road mentioned on East side of plot (rear of plot) serves only three bungalows, no roof windows. The three bungalows are 7a, 7b, and 7c Sea view Road built 1997/1998. The private serving road for the three aforementioned bungalows is very adequate measuring a minimum of 6800m boundary to boundary with a tarmac drive of approx. 4110m. Two more bungalows were built by the same builders at that time but they have no right of way over the afore mentioned private driveway, they are numbered 9 and 11 Seaview Road. No 9 and no 11 did replace existing older properties having direct access onto Sea View Road.

I really do believe that privacy is being impacted by the window height and the 1st floor arrangement of the 'Juliet' style doors and balconies on all three plots and the East (rear) elevations on plot three have a massive impact on neighbouring properties, unnecessary and very unpopular. Worries also for the bungalow 7a Sea View Avenue, as their sun patio is immediately North of the boundary adjacent to plot 3 which is a taller building on the South side, I do take note of the 'hipped roof' on plot 3 but it does need verification.

I agree all existing trees must remain on site as so much natural habitat for our birds and wildlife has already been lost, it is of vital importance to us all. Also look forward to more expert planting on site to replace what has been lost in site clearance.

Let us hope that if any development does go ahead the site will be 'boarded up' properly whilst work is in progress, we need it to be safe and sound for all in the vicinity.

My comments above are of true consideration and much deliberation.

We are looking forward to a well considered and pleasant outcome .

Thank you.

Yours sincerely, Patricia Horwood (Mrs)

