

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

Your ref: APP/17/00611

14th July 2017

Attention: Emma Chisnall

Dear Sir,

**4 St Helen's Road, Hayling Island.
Two-storey extension to front elevation.**

1. We have been instructed by Martin and Susie Giles of no.6 St Helen's Road to thank you for your letter dated 11th July and to reiterate their **OBJECTION** to this proposal, which has not been overcome by the revisions, for the reasons set out below.

2. On the subject of 'Planning Policy', the original Planning Statement asserted that '*The proposal has been considered for impact on the neighbouring properties and the proposals have been discussed with the immediate neighbours*'. Mr James Buckley has since stated that was not the case and iDraw Architecture has confirmed that '*The application was not discussed with number two, as correctly identified in their objection to the application*'.

3. The applicant's agent has sought to derive support from previous decisions relating to nos.2, 8, 22 and 30 St Helens Road. Unfortunately no documents are held on Havant Borough Council's web-site for the permissions granted for nos.2 and 30 so it has not been possible to gain impressions of the degree to which those extensions may have reduced the spaciousness of the locality. The approved plan for the extension to no.8 showed that the permitted extensions could be satisfactorily achieved without a marked diminution in the long view through between nos.6 and 8. The location plan for the extension to no.22 showed that the alignment of St Thomas Avenue allowed for deeper plots and more generous gardens to be achieved. It is evident that the circumstances of the four cited cases are **not** so similar to those prevailing at 4 St Helens Road today as to prevent the merits of application APP/17/00611 from being assessed in the light of the contemporary development plan. It is indeed paradoxical that the applicant's agent should seek to use 'precedent' to support his proposal when the circumstances prevailing at nos.2 and 4 St Helens Road are so similar that, if permission was to be granted for the current proposal, your Council would have difficulty in resisting a similar proposal there and the negative cumulative impact of the two would be compounded.

4. Personal circumstances are temporary but development is permanent, so great care must be exercised in considering the weight to be accorded to personal circumstances when a proposal for permanent development is promoted. In this case, the spatial characteristics of St Helen's Road would be irreversibly harmed by infilling the gap between nos.4 and 6 at first-floor level (and thereby blocking the view through to mature trees beyond) and a clear precedent would be set for the further harm that would be caused, if the owner/occupiers of no.2 were minded to promote a similar proposal. The existing owners of no.2 may not have

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such ideas but circumstances and attitudes can change and, if permission was to be granted for the current proposal at no.4, your Council would have difficulty in resisting such a proposal at no.2. . The current proposal is unacceptable in any event; the cumulative effect of two such proposals would result in a marked diminution in the quality of the local environment for generations to come. From that perspective, the current application does not accord with the sustainability objectives of the National Planning Policy Framework.

Yours faithfully



Robert Tutton
Director