



132a Sea Front
Hayling Island
Hampshire
PO11 9HW

9th May 2017

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

Dear Sirs

Ref: Planning Application: APP/17/00388
Site Address 128 Sea Front, Hayling Island, PO11 9HW

2No. 2 bed maisonette flats above existing block of 4No. dwellings, new lift enclosure at rear, bin and cycle stores and 2No. car ports.

We live in the adjoining block of town houses next to Lama Court and, whilst we are not the immediate neighbour, we are co-owners of the forecourt of the town houses and have a vested interest in the above referenced planning application to Lama Court.

We have studied the revised planning application as detailed above and, since we can find little difference to our objections to the previous proposals APP/15/01222 and APP/16/00584, we believe this application should also be refused. Our objections are as follows:

1. This would become the first 4-storey building along this part of the Sea Front.

This proposal would create the first 4-storey building on this stretch of the Sea Front between Eastoke Corner and the Funfair roundabout at Beach Road. The fact that the amended proposal is still **4 stories** high has skilfully been omitted in the Resubmission. We think a **4-storey** building is an unwanted precedent and should be avoided at all costs as it would significantly change the nature of the area and allow more 4-story building to be approved in the future. The development would therefore still conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Design Guide SPD 2011 and the National Planning Policy Framework.

2. The building line has moved nearer to the road.

The new steel structure added to support the balconies at the front of the building has moved the building line nearer the road. This can be seen clearly in **Proposed Sight Plan 15:027:05 REV E**. It also shows clearly

the impact this proposal would have on the neighbouring property of Dilkusha Court on the east side and our block of town houses to the west. Moving the building line nearer to the road would make the building more oppressive particularly as it is proposed to be two stories higher than it is at present.

3. **The maximum roof height is in front of our building.**

The 4th Storey now has a flat roof that is disguised by a pitched tile-hung façade. The gable ends on the west side is in front of and overlooks our town houses at 132a-132c Sea Front.

Dilkusha Court on the east side of Lama Court and the new block of flats on the corner of Webb Lane are not only **3-storey**, but their impact from the street is less because the **third** storey is set back from the front of the building line and thus less noticeable from the street, allowing them to blend in with the other buildings along the Sea Front. Lama Court in contrast will be obtrusive, being not only 4 stories high but in front of its neighbours' building line, significantly detracting from the overall character of the Seafront.

4. **Misleading drawings when considering perspective.**

In addition the Street Elevation Drawing gives a false impression of the impact of the increased roof height of the proposal. It does not illustrate the full dominance that the height of the building will have over its neighbours. Although the proposed roofline appears to be only slightly higher than our townhouses this is misleading as our townhouses are set back **several meters behind** the present building line of Lama Court. Thus, the maximum height at the ridge of our houses is considerably further back giving a completely different perspective when viewed from the road. This fact is not obvious from the drawings that have been submitted, which we consider very misleading.

A perspective view from street level would be more useful and give a more realistic indication of the impact of this proposal to the neighbouring properties.

We trust our objections to this planning application will be taken into consideration.

Yours faithfully

Mrs M L and Mr G J Clarke

A large black rectangular redaction box covering the signature of Mrs M L and Mr G J Clarke.