



15 West Lane

Hayling Island

Hampshire

PO11 0JH

12th September 2016



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

Dear Sir

Application 16/00844 – Application for three bedroomed dwelling on land adjacent to 48 Station Road, Hayling Island, PO11 0EQ

We live directly next to the application site, to the east, and we wrote to object strongly to the previous applications. We have viewed the new application and supporting information and still object for the following reasons.

1. The proposed building would still be an over-development of the plot, which is too small for a separate dwelling. The building would fill the plot and present long and high walls towards adjoining properties and have substandard amenity space and outlook for its occupants. The minor changes to the layout will not reduce the overall dominance of long walls very close indeed to the boundaries of adjoining properties. The walls of the building are too close to at least one boundary.

2. No information seems to have been provided to show the impact of the new building on its surroundings in terms of sunlight. This is a deficiency in the application and must be rectified before any decision is taken. Previous schemes have failed because of this issue and there is nothing to show that this scheme will not cause problems.

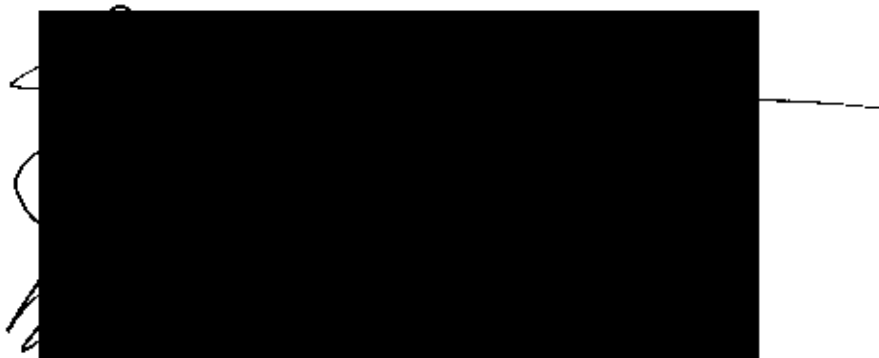
3. Current planning policy requires 2 parking spaces and suitable turning space. As vehicles could only be parked in a tandem layout, there would effectively only be one space. There is no space to turn, so vehicles would have to reverse out on to the poorly lit private road, which has no separate footpaths. This would cause danger to the safety of drivers but mainly pedestrians, as there is nil visibility at the point of access.

4. The wood burner, in the living area of this proposed development, is adjacent to the boundaries of 11 and 15 West Lane. The height of any extraction method would be low enough for the prevailing South-West winds to carry fumes into the two gardens.

5. As there is evidence of Japanese Knotweed on the site we would want a copy of the 'Knotweed Clear Certificate' and would want to have it in writing that no retrospective planning permission could be granted.

6. The site is not suitable for development of a house of the size proposed and permission should be refused on grounds that include inadequate parking and turning space that do not comply with current policy. The thought of the proposed dwelling overpowering our small garden is extremely stressful.

Yours sincerely



Julie Murphy and Michael Murphy