



Mr & Mrs M. B. Willenbruch
Northwood
Copse Lane
Northney
HAYLING ISLAND
Hants. PO11 0RJ

Planning Services,
Havant Borough Council,
Public Services Plaza,
HAVANT,
Hants. PO9 2AX

14th February 2018

Dear Sirs,

**REF: SITE REAR OF CRANBROOKE VILLA, COPSE LANE, HAYLING ISLAND. PO11 0RJ
ERECTION OF 2no. 2 BEDROOM BUNGALOWS WITH VEHICULAR ACCESS FROM COPSE LANE.
PLANNING REF: APP/18/00002**

Thank you for your letter dated 25th January 2018 in respect of the above, advising that a planning application has been submitted for 2 no. 2 bedroom bungalows.

Having viewed and considered the application in detail we wish to formally object to this application for the following reasons:

- Cranbrook Villa lies within the Hamlet of Tye which is located outside of any of the recognised urban development areas.
- Tye is predominately an area of fields and a number of detached residential properties of individual designs on large plots.
- The proposals submitted are an example of backland development completely out of character with the area and a typical example of over-development.
- Havant Borough Councils' local plan specifically states that 'infill or backland development within rural settlements should be resisted as this would fundamentally alter the authentic irregularity and density of settlement here'.
- The above is supported within the Northney and Tye Village Design Statement.
- To approve this scheme would set a precedent across not only Hayling Island but the whole borough where every large residential plot outside of development areas could submit applications for high density development on their land.
- The proposed access for the 2 bungalows has been created without the benefit of a planning consent and if this application is refused the access should be closed off and the land revert to a single residential plot.
- The scheme is over-development, car parking does not address cars entering and leaving the site in a forward gear.
- Refuse and cycle has failed to be addressed.

I trust the above will be considered and the application refused.

Yours faithfully,

M. B. Willenbruch.

Mrs W. S. Willenbruch