



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

D. Eaves, Esq.,
Planning Department.
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
HAVANT,
Hants. PO9 2AX

9th March 2016

Dear Sir,

Site Address: Cranbrook Villa, Copse Lane, Hayling Island, Hants. PO11 0RJ
Proposal: Demolition of existing 2 bed detached house and erection of 1 no. 5 bed detached house and double garage.
Ref: APP/15/00378

Thank you for your letter dated 29th February 2016 in respect of the above and having now viewed the additional information provided we would like to register the following concerns / comments.

1. Whilst we are pleased to note that the garage has been moved away from the existing ditch, we note that a dimension of 25m has been added as the plot width. This is incorrect as the width across the plot on the road frontage is 23.5m. Northwood, the property to the west of the application site has a plot width of 26m (84.0") and we have provided the applicants' Solicitors with copies of our Title Deeds. In view of this a strip of land on the western boundary of the application site is within the ownership of Northwood. The applicants' agent has completed Certificate A and we ask that either the correct certificate be completed or the boundary correctly drawn and dimensioned.
2. The existing trees on the western boundary which are all within the curtilage of Northwood and have been incorrectly plotted as the spread is considerably greater than indicated on the drawing. No root protection zones are indicated, however if the Council were intending to approve this application we ask for a RPZ and Condition to cover 'no building materials stored in these areas'.
3. The street elevation is incorrect. The eaves height of Northwood is 4.8m whereas the drawing indicates this being in excess of 6.5m. The width of the house is also misleading, making the property appear larger than it actually is.
4. We note that external materials have not been specified and assume these will be conditioned and that they will also be in keeping with the surrounding properties.

We ask that the above items be addressed and if you wish to discuss these points further please do not hesitate to contact us.

