

Mrs. D. Haywood
Senior Planner,
Development Management,
Havant Borough Council,
Public Services Plaza,
Civic Centre Road,
Havant,
Hampshire
PO9 2AX.

26th December 2015

Dear Mrs. Haywood,

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015.

Re: Proposed replacement dwelling, Tamarisk, Ferry Road, Hayling Island, PO11 0DG.

LPA Ref: APP/15/01355.

LETTER OF OBJECTION

In connection with the above described development proposal, I am instructed by the owners/occupiers of the adjoining property, The Deck House, to provide a formal Letter of Objection which objectively highlights issues which justifiably are relevant as material considerations. This letter is based on valid concerns expressed in Mrs. Margaret and Mr. Ray Stewart's email to you dated 18th December 2015. Summarily, the grounds for objection are materially derived from the visually intrusive impact, associated with an inappropriate design concept as proposed, that would certainly result from the proposed development; also loss of daylight and sunlight and potential loss of privacy.

Visual Impact

Arguably from the neighbour's perspective, as viewed from their west facing windows and the common boundary, the most objectionable aspect of the proposed development is the excessive height, scale, bulk and incongruous expanse of characterless flank wall to the east elevation, which would extend approximately 2 metres beyond the north facing bedroom window and which on the first floor level would extend approximately 2.5 metres south of the bedroom window. The proposed building would have a grossly overbearing and extremely undesirable and severely detrimental visual impact on the residential amenities presently enjoyed.

Rights of Light

There is at present, relatively unimpeded ingress of daylight and sunlight to the internal layout of The Deck House, from west facing windows, particularly at ground floor level which serves a study and living rooms. There are therefore profound concerns that the proposed development, by reason of significant overall height of approximately 7 metres and length of approximately 19 metres of the proposed east elevation and its siting in close proximity to the neighbouring dwelling, would undoubtedly have a permanently detrimental impact on the existing living conditions within The Deck House; as such, the proposed development would unacceptably infringe on both the daylight and sunlight currently enjoyed. It is therefore materially questionable whether design and siting of the proposed development would be compliant with BRE guidelines, as recommended in the Building Research Establishment's "Site Layout Planning for Daylight and Sunlight: a good practice guide 2011" by P.J. Littlefair.

Rights of Privacy

Serious concern is also raised for potential to directly overlook the much used rear patio and garden areas, from the proposed open and extensive raised terrace. Unrestricted overlooking from the raised terrace and also from the north facing bedroom window would likely to encroach on the adjoining occupiers' rights of privacy, detrimental to the existing amenity space presently enjoyed.

Design and Planning Policy

It is submitted that the contemporary design concept with its bland elevations and uninviting frontage, fails to respect the distinctive character, appearance and personality of adjoining dwellings in the streetscene at the western-most end of Ferry Road. The proposed building is also thought to be overly dominant and altogether inappropriate for such a prominent and environmentally sensitive location. Unless the tests of local and national planning policy indicate otherwise and with due regard to the material considerations of Rights of Light and Rights of Privacy, it is felt with respect to the applicants, that the proposed development should be recommended for Refusal.

Yours sincerely,

Dan McGregor

For Mr. & Mrs. R. & M. Stewart