

11 West Lane

Hayling Island

Hampshire

PO11 0JH

9th September 2016

Planning Development

Havant Borough Council

Public Service Plaza

Civic Centre Road

Havant

PO9 2AX

FAO MS Rachel McMurray

Dear Ms McMurray

Application APP/16/00844 – Application for three bedroomed dwelling at 48 Station Road, Hayling Island, PO11 0EQ

We live directly next to the application site to the eastern boundary. I have viewed the amended plans for APP/16/00844 and supporting information and still object for the following reasons:.

1. Garden grabbing. The site has been private garden for the house at 48 Station Road until quite recently and does not therefore fall within the definition of 'previously developed land' as defined by the National Planning Policy Framework. It is therefore 'garden grabbing' which the Government advises Planning Authorities to resist despite what the applicant says.

2. Over development. 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, albeit that the structure adjacent to 48 station road is now adjacent to the Bank House flats, and have substandard amenity space and outlook for its occupants.. Again we are at a loss as to why there are no measurements included in the web submitted plans. The overall height cannot be determined and from the plans it would appear the three windows on the eastern elevation. The designer/ architect has failed to provide again measurements in their response to you. This in itself makes us suspicious as to what the height of the roof when built. We note that the proposed eastern elevation has three windows overlooking the boundary of 11 &15 West Lane. Again because

no dimensions are available their exact height is indeterminable and therefore the impact to us. Prior to this application and when this was just garden to no. 48 this did not impact on our ability to enjoy our garden to the full as privacy was intact.

3. Boundaries. Although single storey, the new building would be so close to the boundaries of 11 and 15 West Lane that it would cast shadow on to the gardens of those properties, seriously damaging the amenity of the occupiers and contravening local planning policy. The previously submitted sun studies (APP/16/00252) are flawed in that they do not show the impact of the scheme beyond the boundary to the east: they only show the impact on 48 Station Road, which is clearly significant. Extrapolating the shadows in Spring and Summer to the east, it would also be clear that the overshadowing of 11 and 15 West Lane would be severe and unreasonable.

The previous leylandii hedging was maintained at no less than 4 metres from my side of the boundary and the shadow it caused an adverse affect on the growth of vegetables in my garden. A solid structure of a similar height would also cast significant shadowing into 11 West Lane, especially during the winter/ autumnal equinox.

4. Parking. 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. It is not sufficient to say that other properties have this unsatisfactory and dangerous arrangement at present, so it is good enough for a new house. It might be acceptable if all other aspects of the scheme were acceptable and there was some positive benefit to be achieved through allowing the development, but that is not the case here. 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.

5. Japanese Knotweed. There is evidence that there is Japanese Knotweed on the site. The applicants should be reminded that this is now an anti social matter and incurs fines and penalties on owners of land if not properly and legally remedied. It must be a consideration of the planning application as eradication must occur and a time period served before and development. It is legally irresponsible to just bury the issue. I have alerted the Environmental service at HBC (Nicky Thomas 20th December 2015) to this and I have no evidence of a regular and sustained treatment of this invasive weed.

6. Fumes – Fumes, noise and smell are relevant considerations. We have made this point in the 2 previous applications for this site and now with this one because the living area for this proposed development is adjacent to the boundaries of 11 & 15 West Lane We reiterate that the proposed height (although no measurement provided) of any extract ion method is still too low, and with the prevailing wind on Hayling Island always coming from

the south west noise, fumes and smells would be carried into the gardens of 11 & 15 West Lane. This has never been an issue when the land was only garden of 48 Station Rd except when bonfires were lit. A development of this proposed type would create this unacceptable situation and impact on our ability to enjoy our gardens to the full.

In conclusion the application pays insufficient weight to local and national policy, would have an unacceptable impact on the character and appearance of the area and on residential amenity and cause a risk to public safety. Again the objections included here should be considered in conjunction with those we have previously submitted/ under APP/16/00252 and APP/15/00037 – both previously rejected.

The amendment and rearranged layout have made no substantial difference to the merits of the application and we trust it will be refused.

Yours sincerely

Mr Peter Harding & Mrs Lesley Mason

11 West Lane

Hayling Island

PO11 0JH

