



15 West Lane

Hayling Island

Hampshire

PO11 0JH

26th November 2017

Rachel McMurray
Development Management
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Ms McMurray

1. TOWN AND COUNTRY PLANNING ACT 1990

2. Re: land adjacent to 48, Station Road, Hayling Island, PO11 0EQ

Planning Application Ref: APP/17/01184 - Proposed 1 No. 2 bed dwelling

3. OBJECTION

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

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. Garden grabbing.

Foreseen Impacts on the Living Conditions of Occupiers Both Existing and Proposed.

The application is sited within two metres of the neighbouring boundaries. This is obviously detrimental to my property of 15, West Lane as a separation distance of 20 metres is required between residential properties.

According to the Local Planning Authorities Design Guide Supplement Planning Document, garden length must allow 10 metres between dwelling and boundary. This is to maintain good space between the properties and any new dwelling. This proposal falls way short of this. Making this proposal totally unreasonable.

A serious privacy implication is that the bedroom of the proposed dwelling is a short distance and in direct line of sight to the bedrooms of Bank House!

My property is described as Victorian. It is a two-story dwelling that would have a rear building completely out of character with it and its neighbours. The proposal would adversely affect the established character as viewed from the rear of the properties. This impact would affect the enjoyment and lifestyle currently pleasantly experienced by these properties.

The existing trees, which happen to be outside of the plan red line and to the south of the site, would be under threat for felling. The loss of these trees would be in extremely negative environmentally. Their roots are an absolutely necessity for preventing flood damage. One of these trees is under a Preservation Order. These environmental concerns are also against the local planning policy, which includes the Havant Borough Core Strategy (CS16).

Summing up

The proposed new dwelling would compromise the living conditions of all the existing inhabitants of the surrounding residential properties.

This proposal is contrary to the.....

National Planning Policy Framework

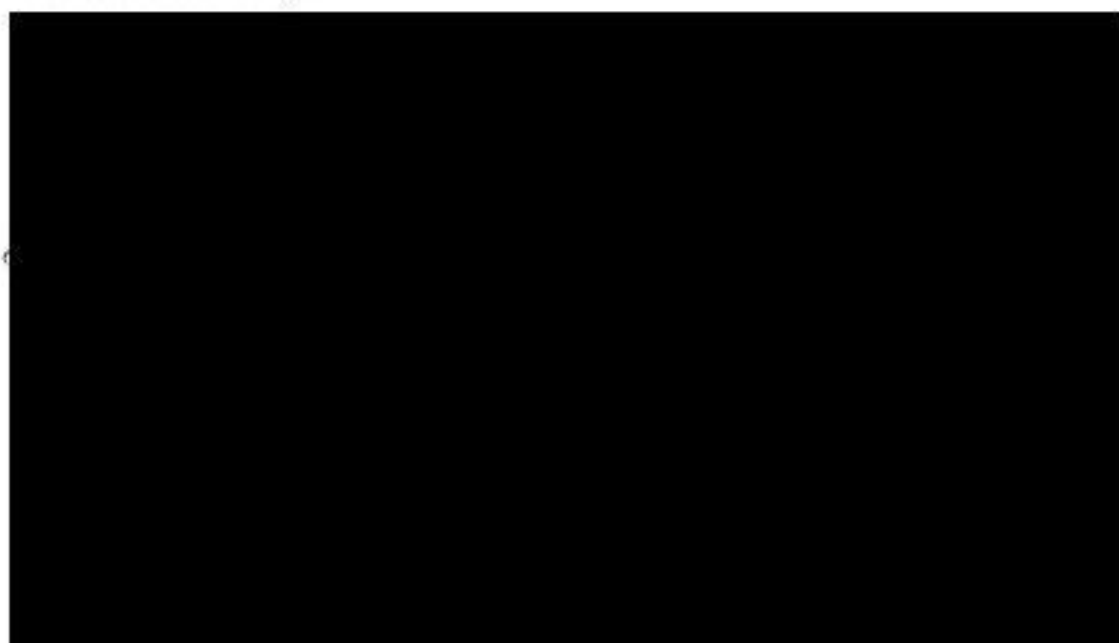
Havant Borough Core Strategy Policy (CS16)

and the Local Planning Authorities Design Guide Supplement Planning Document

The constraints on the site do not enable this development to take place without severe adverse effect to the surroundings and living conditions, currently experienced, by the neighbouring properties.

It is for all of these reasons that we respectfully request that this planning application is refused.

Yours sincerely



Julie Murphy and Michael Murphy