



15, West Lane,
Hayling Island,
Hants.
PO11 0JH
31.3.16

Mrs R. McMurray
Planning Services
Public Service Plaza
Civic Centre Road
Havant
Hants.
PO9 2AX

Your ref: APP/16/00252

Dear Mrs McMurray,

Site address: 48, Station Road Hayling Island, PO11 0EQ
Proposal: Proposed 1No. 3 bed dwelling. (Resubmission)

Enclosed are our previous objections to the application.

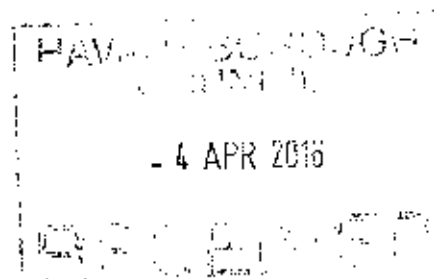
As far as we are concerned, nothing has changed from the previous application.
Therefore all our objections still stand, please read enclosed letters.

The application has been refused before and nothing significant has changed. Our
previous concerns have not been addressed and still stand.

The application would still lead to 'a heavily built-up layout with over development.'
This has been refused before on these grounds and consequently must be refused
again.

Yours faithfully

Mr. And Mrs. M Murphy
Julie and Mike Murphy



15 West Lane
Hayling Island
Hampshire
PO11 0JH
8th April 2015

Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX
FAO Richard Nash

Dear Sir

Application 15/00037 – Application for three bedroomed dwelling at 48 Station Road, Hayling Island, PO11 0EQ

We live directly next to the application site, to the east, and we wrote to object strongly to the application in February. We have viewed the amended plans and supporting information and still object for the following reasons.

1. 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. 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 close to the boundaries of adjoining properties.
3. Although single storey, the new building would be so close to the boundaries of 48 Station Road and 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 submitted sun studies 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.

4. 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. There is evidence that there is Japanese Knotweed on the site. The applicants should be reminded of their legal responsibilities for dealing with this invasive species.

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

Yours sincerely

Julie and Mike Murphy



15 West Lane
Hayling Island
Hampshire
PO11 0JH

20th February 2015

Mr R Nash
Planning Development
Havant Borough Council
Civic Centre Road
Havant
PO9 2AX

Dear Sir

Application 15/00037 – Application for three bedroomed dwelling at 48 Station Road, Hayling Island, PO11 0EQ

We live directly next to the application site, to the east, and we are writing to object strongly to the application on the following grounds.

1. Notice has not been served on the owner of the private access road.
2. The site has been private garden for the house at 48 Station Road until quite recently. It does not therefore fall within the definition of 'previously developed land' as defined by the National Planning Policy Framework and development should be refused, as it is 'garden grabbing' which the Government advises Planning Authorities to resist.
3. The proposed building would be an over-development of the plot, which is too small for a separate dwelling. It has been made single storey to create less physical dominance than a two-story building, but 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.
4. Although single storey, the new building would be so close to the boundaries of 48 Station Road and 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.

5. The building would present a long and over dominant wall to both the northern and eastern boundaries, which would seriously affect the outlook from those properties and their enjoyment of their gardens.

6. 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 that 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.

7. It is understood that there is Japanese Knotweed next to number 11, West Lane. If correct, it is within 7 metres of the proposed application.

In conclusion the application is technically flawed, 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. We trust it will be refused.

Yours sincerely

Mike and Julie Murphy