Dear Planning Officer,

Re: Planning Application: APP/25/01019

I am writing to formally object to the application to create a separate dwelling from the existing garage conversion at 106A Sea Front, Hayling Island, PO119HW which adjoins the property at 106 Sea Front, Hayling Island, PO119HW.

[redacted] Granting permission to establish the conversion as an independent dwelling would, in our view, materially increase the likelihood of future applications for upward extension, including the addition of a second storey. Such development would [redacted] result in loss of light, loss of outlook, [redacted]

While any future extension would of course require its own planning permission, national and local planning guidance makes clear that applications should be assessed in the context of their foreseeable consequences. The creation of a separate dwelling in such close proximity to [redacted] boundary creates a clear and foreseeable pressure for further expansion that would be wholly inappropriate for this location.

We are also concerned that the original structure was constructed as a domestic garage and not designed to accommodate multi-storey development. Although structural matters fall under Building Regulations, the planning system must consider whether a form of development is appropriate in principle and whether it would encourage unsustainable or harmful intensification of the site.

In addition, the proposal would set an undesirable precedent for back-to-boundary development and subdivision of plots in this area, contrary to the established character of the neighbourhood and the reasonable expectations of neighbouring occupiers.

For these reasons, we respectfully request that the application be refused, or alternatively that very clear and robust planning conditions be imposed to prevent any future upward extension of the building, in order to protect neighbouring amenity.

following condition be included:

“The dwelling hereby approved shall not be extended vertically or horizontally, including the addition of any further storeys, without express planning permission.”

This I respectfully request that, should permission be granted, a condition be imposed to ensure that the scale and impact of the development remains strictly controlled in the long term. In particular, I ask that the condition is necessary to safeguard the amenities of neighbouring properties and to prevent any future overdevelopment of the

site that could result in unacceptable impacts, including loss of light, overshadowing, or an overbearing relationship with adjacent dwellings.

Given the constraints of the plot and the close relationship with surrounding properties, the removal of permitted development rights for extensions would be both reasonable and proportionate, ensuring compliance with local planning policies and protecting residential amenity.

Thank you for taking this representation into consideration.

Yours faithfully,

[redacted]