

8 Bedhampton Road
Havant
Hampshire
PO9 3EY

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Po9 2AX

6 August 2024

FAO Josephine Lacey Objection to Planning Application for Land Adjacent to 1 Ingledene Close

Applicants name: Mrs Susie Walsh, 10 Bedhampton Road, Po93ey
Objector: Mr Alexander Booth, 8 Bedhampton Road, Po93ey
Planning Application Reference: Land Adjacent to 1 Ingledene Close

Summary of concerns

This objection raises several concerns regarding the proposed self-build dwelling at the land adjacent to 1 Ingledene Close. These concerns include:

Parking issues:

The development will remove designated parking spaces for existing residents on Bedhampton Road, causing significant parking congestion in an already crowded area.

Impact on character of the area:

The proposed development will replace the existing green space with a dwelling, further diminishing the neighbourhood's aesthetic appeal. The previous removal of mature trees by the owner has already negatively impacted the character. The land had functioned as green space within the neighbourhood.

Safety and access:

The proposed dwelling's main entrance/exit directly faces a driveway commonly used by large vehicles. There is a potential safety hazard for pedestrians and drivers due to increased traffic and limited visibility.

Impact on solar carport plans:

The new dwelling might block sunlight reaching a pre-planned solar carport on the objector's adjacent parking area, hindering efforts to implement renewable energy solutions.

Strain on Infrastructure:

The existing sewer system in Ingledene Close is prone to overflowing during heavy rain. Further development could exacerbate this issue. Additionally, the lack of existing water infrastructure may lead to disruptive construction work.

Boundary Dispute

Proposed new building encroaches on existing property line.

Detailed Explanation of Concerns

Parking:

The new development will result in the loss of 3-4 parking spaces for number 10 Bedhampton road. Which will result in this property having no parking spaces.

Part of the area being proposed to be built on is adjacent to the hardstanding parking area for the houses 2 - 10 Bedhampton Road.

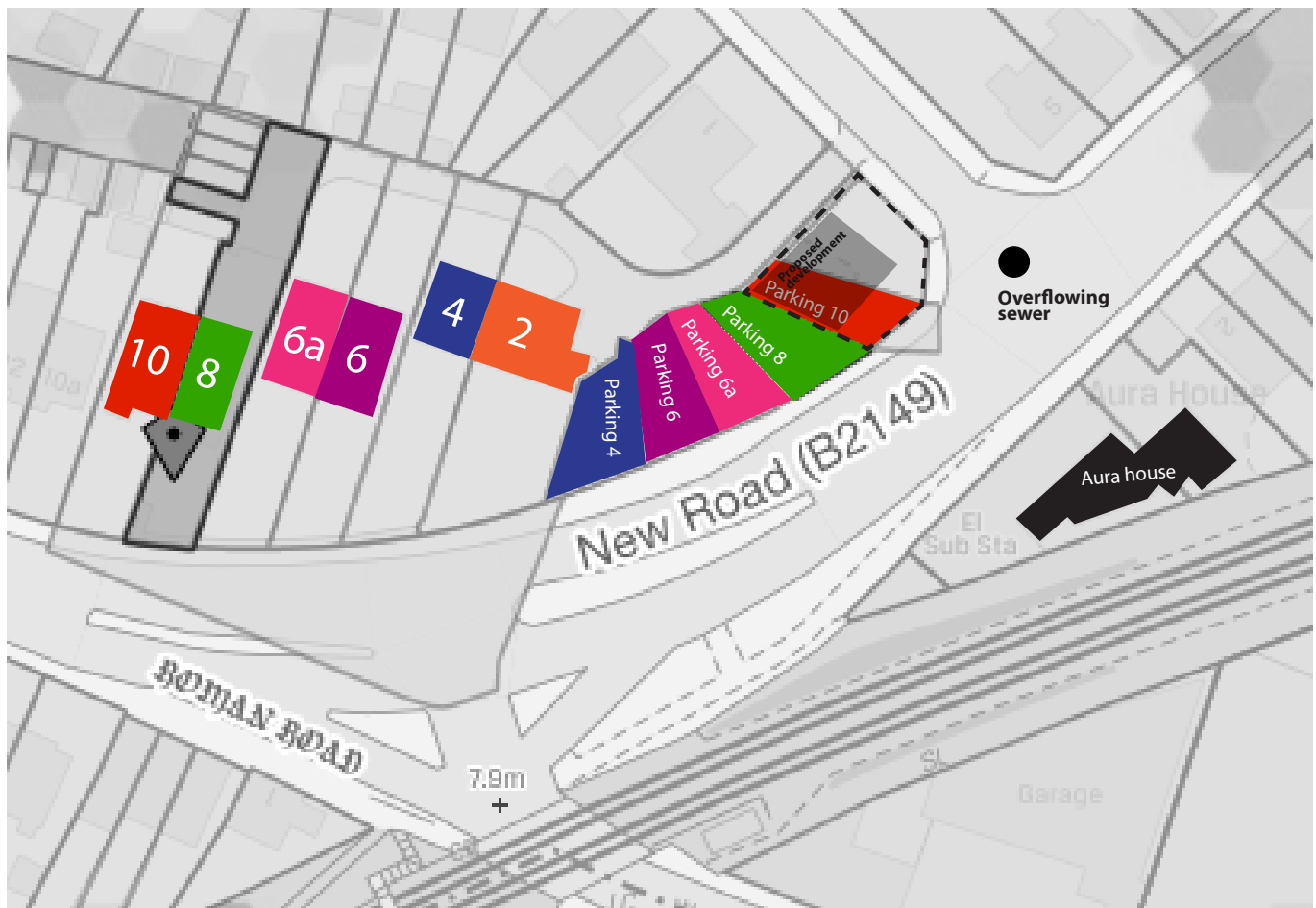
This has always been the designated parking area for 2-10 Bedhampton Road residents, since the properties were constructed in the 1970s. The new development will remove residents of parking for the current and future owner of number 10 Bedhampton road which can currently host 3-4 cars reducing this to one space for the new property and compromise living conditions of future residences of both properties.

As the parking is unusual for our group of properties, there has already been disagreements over the years about parking, where cars are be parked infront of the garages on private access land behind number 8 bedhampton Road. The removal of parking for number 10 and giving this new property just one space, will cause further problems or disagreements in the future. The garages are old and small and not used for storing modern sized vehicles.

Parking on the main road is not possible there are double yellow lines on the entrance to Ingledene close and limited parking in and around Aura House. New Road is incredibly congested with parking.

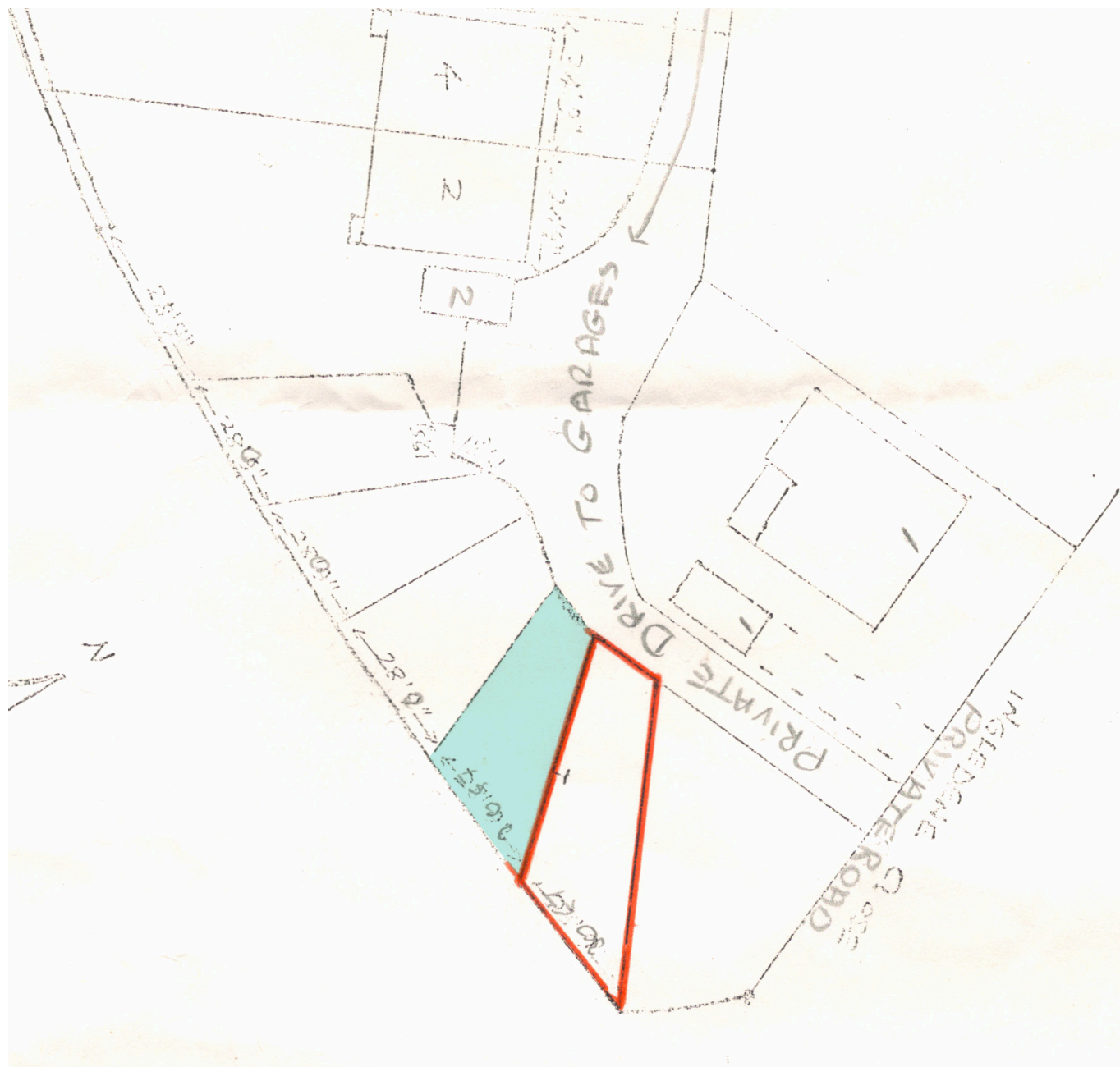
The proposal document is misleading, the private access road would be NOT shared with the existing property no.1 Ingledene Close who dont need access and dont use it. Rather six houses (2-10 Bedhampton Road) which need access to parking and their houses.

At the moment the parking area is reasonably safe because it is open and can be seen by people dog walking down Ingledene Close and Bedhampton Road, can keep an eye on our vehicles as it is away from our properties. Any new development will box in the parking making the car is less visible from the pavement.



Parking:

From our house deads you can see that the parking section in turquoise belongs to 8 Bedhampton Road and the parking marked in red belongs to 10 Bedhampton Road whereas the corner garden was originally belonging to number one Ingledene close.



Impact on the character of the area

When my family and I moved into the area the land where the proposed development is to be was a lovely well-maintained garden belonging to No.1 Ingledene close - with 2 huge ancient famous landmark trees, plants and a shed and was home to wildlife such as birds. It was not undeveloped land but rather a nice little garden. Only the removal of one tree is mentioned in the documents.

This corner plot was **NOT** retained for future development when **Bedhampton Self-build group** secured a parcel of land extending from Bedhampton Road/New Road to the access to Ingledene Close. The planning documents from Fellows Planning are misleading,

This garden was purchased from the previous owner of 1 Ingledene close by Mrs Walsh a few years ago. Before this time it was always extended garden belonging to this property and not owned by Mrs Walsh at number 10 Bedhampton Road or anything to do with Bedhampton self build group. Since the purchase, trees removed and the space then deliberately allowed to fall into disuse.

Since then this area has not been maintained well and has already had an impact on the character of the area.

I believe Mrs Walsh was possibly fined for removing one or two of very large ancient trees as other residents complained and these had Tree Preservation Orders. This majorly detracted from the area's character.

Since that time nearly all plants and trees have been remove and there has been regular bonfires.



The garden area and trees as it once was



the second large tree stump Circled here

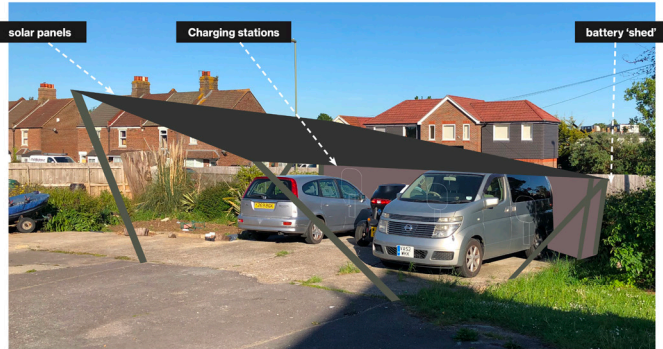
Solar Carport Plans

My parking area is adjacent to this proposed development

On 11 September 2019

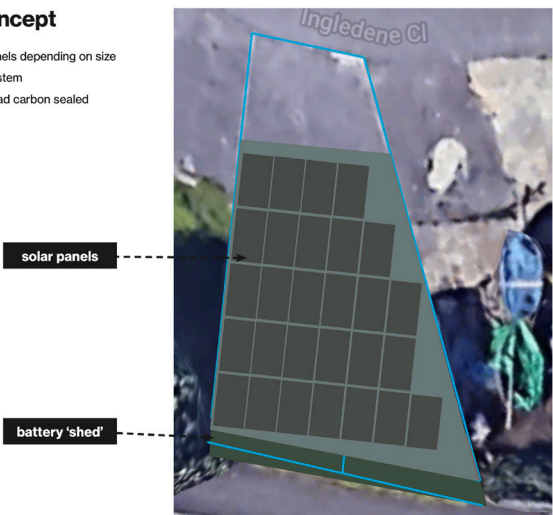
Case No: GEN/19/00692

I Applied for pre-application advice To see if it was possible to install a solar carport.



Top view concept

Approx 30-35 solar panels depending on size
approximately 10Kw system
4-8 Gel filled or pure lead carbon sealed
batteries



solar car port Proposal

This proved too expensive at the time,subsequently I extensively developed this parking area (with planning permission) with 3 EV car chargers which charge older second hand electric vehicles with lower battery range which need charging regularly.

These are currently power grid-connected chargers, but I had a view to one day still installing a solar carport to save on energy costs.

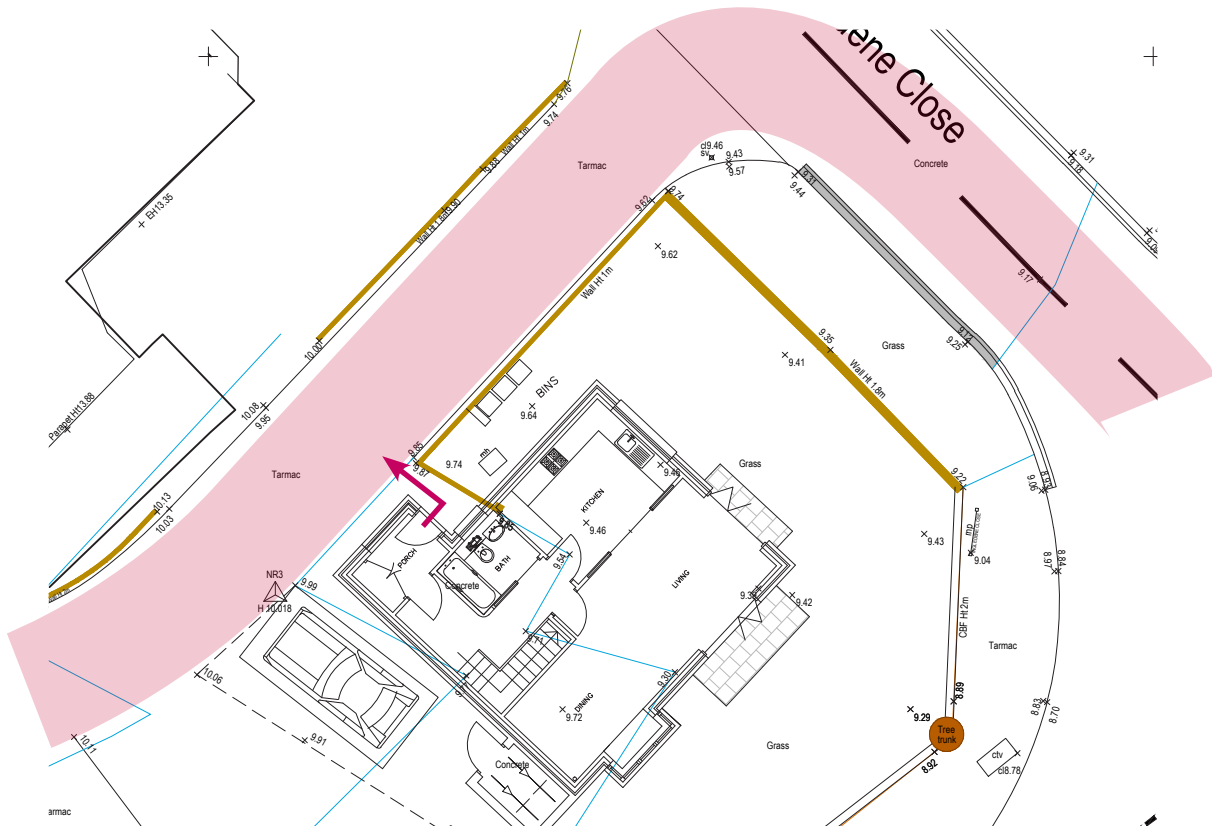
Any dwelling development next to this parking would may block the sun meaning that a solar car port in the future would be difficult to implement hindering their ability to generate energy. This is worrying as I I developed this area always assumed this was going to be a parking area, not residential.



Safety and access

The proposed dwelling's main entrance / exit opens up directly onto the drive that all the residents of numbers 2 - 10 Bedhampton Road regularly use with large vehicles. The proposed dwelling's main entrance/exit directly faces a driveway commonly used by large vehicles. There is a potential safety hazard for pedestrians and drivers due to increased traffic and limited visibility.

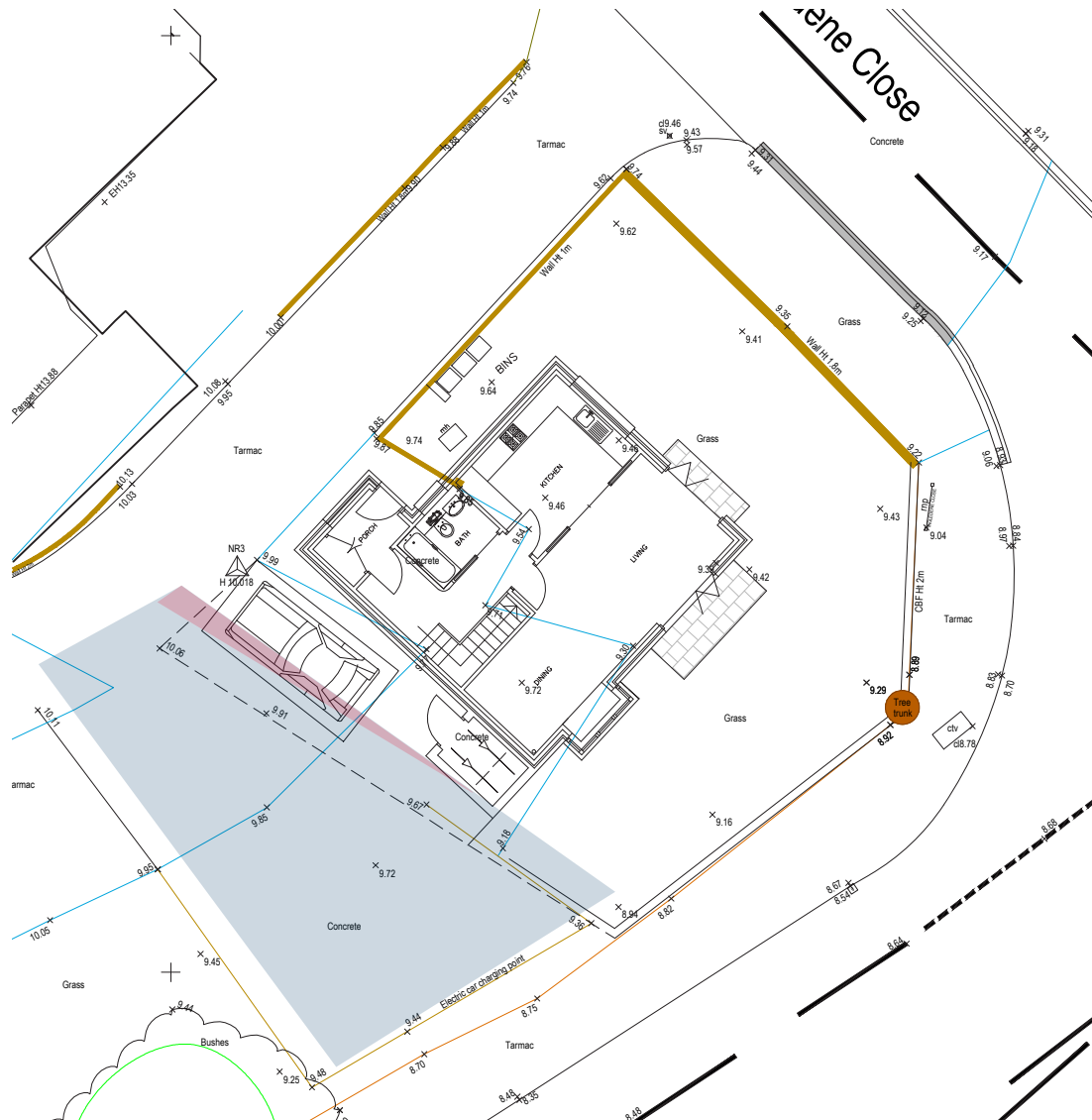
From the plans it looks like proposed dwelling owns the access road that we all need use. And this proposed dwelling owns part of the end of Ingeldene Close. What is the legal situation here? Would this potentially be a problem in the future with guests parking in the access road.



Boundary discrepancy

The proposed dwelling's plans encroaches on my land

We have a white line to separate the parking areas



The land we have for parking is a trapezoid shape and you can see that boundary is marked with white lines. Mrs Walsh has painted a faint yellow line onto my land. This extra encroaches approximately a metre at the widest point. She has informed me that she intends to build on this land and this is backed up by the diagram above.

Impact on Services

The existing sewer system from Ingledene Close and Bedhampton Road already overflows following heavy rain at the manhole leaving Ingledene close right next to this proposed development. Further development could put additional strain on this infrastructure. The lack of existing water infrastructure on the proposed development site suggests disruptive construction work with noise and potential pollution.



OWNERSHIP CERT B

The certificate of ownership certificate B is incorrect on the document supplied

My address is not 8 Ingledene close but 8 Bedhampton Road

This document is incorrect

CERTIFICATE OF OWNERSHIP - CERTIFICATE B		
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14		
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.		
* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.		
** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990		
Name of Owner / Agricultural Tenant	Address	Date Notice Served
	2 Bedhampton Rd, Havant, PO9 3EY	19/07/2024
	4 Bedhampton Rd, Havant, PO9 3EY	19/07/2024
	6 Bedhampton Rd , Havant, PO9 3EY	19/07/2024
	6a Bedhampton Rd, Havant, PO9 3EY	19/07/2024
	8 Ingledene Close, Havant, PO9 3EY	19/07/2024
Signed - Applicant:		Date (DD/MM/YYYY):
		23/07/2024
Or signed - Agent:		