

I am writing on behalf of Havant Civic Society to object to this application, which we believe should be refused.

Our view is, that this a speculative attempt to shoehorn the proposed building into a small and unsuitable site.

The proposed building will be located to the rear of the existing billboard that faces Emsworth Road, which means that the southern outlook for both studio flats will be the rear of said billboard (see attached plan from the design statement). At 40 sq. metres the flats only just exceed the minimum required (38 sq. metres).



The upper flat which is designed to have a balcony which will overlook the gardens in Oaklands Road at the rear impinging on their privacy. The balcony will overhang the proposed outdoor space for the ground floor. This ground floor space at only 8 square metres will be enclosed by a 1.8 metre fence making it quite claustrophobic and not somewhere to be "enjoyed" as the Planning, Design and Access Statement suggests.

There is ventilation/air conditioning equipment located on the single storey kitchen extension of the Wheelright's Arms, which is immediately to the east of the site. We have been advised that this can be very noisy, particularly in the summer months.

Further observations are a) it's not clear where the wheelie bins, if any, will be located; b) the bike racks are located inside the flats, which maybe secure but is hardly ideal and c) although there is a presumption that the occupants will cycle, use public transport, etc, it is equally likely they will own a car. Without any on site parking they may just park on the road in front of the Wheelwright's, not ideal, or look for parking in Bellair Road and surrounding roads which already suffer from non residents parking.

The present applicant made a previous application in 2010 (APP/10/00598), which was refused. We can't see that this application offers any improvements on that one, nor will 2 poorly located studio flats make any significant inroads into the council's housing targets.

Regards,

(Redacted)

HCS committee member, planning.

Site photos:

- 1) The site is behind the billboard which will remain.



- 2) Looking behind the billboard. The low wall forms the west and north boundaries of the site. The wooden fence forms the south boundary.



3) The area beyond the low wall, where the concrete posts are, belongs to Baden Powell House.



4) This photo shows the kitchen extension of the Wheelright's Arms which didn't exist when the previous application was made.



5) Looking towards the houses in Oaklands Road.

