

Comments for Planning Application APP/17/00665

Application Summary

Application Number: APP/17/00665

Address: 15 Hallett Road, Havant, PO9 2PJ

Proposal: Siting of mobile home for temporary period (during self-build of dwelling to rear) and re-siting of existing shed to south-eastern corner of plot.

Case Officer: Tina Pickup

Customer Details

Name: Miss Sarah Roberts

Address: 38 Estridge Close Bursledon

Comment Details

Commenter Type: Complainant

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am currently in the process of purchasing 1 Hallett Close, soon to be moving in. There are several comments I would like to make about this application:

Object - '...and with neither of these properties having windows on their upper storey (they have roof lights instead) the visual impact of the proposed mobile home on them would be minimal...'

When No.1 and No.2 Hallett Close were designed and built, special attention was paid to reduce overlooking issues on No.15 Hallett Road by not having first floor windows to the West. This should not now be used as a tool against No's 1&2 Hallett Road. It is not clear where the windows of the proposed mobile home are located, as the windows are not shown on the proposed floor plans. It is assumed (from the site plan and elevations) that the proposed living room window will have a view directly in to the garden of 1 Hallett Close. The garden is particularly short and therefore will have a direct view in to the living room of 1 Hallett Close (at a distance of less than 21m). I refer to Planning Policy Statement No.7:

'All proposals for residential development will be expected to conform to all of the following criteria:

the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;

Overlooking of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room, to the most private area of the garden, which is often the main sitting out area adjacent to the property, of your neighbours' house. As a general rule of thumb this area is the first 3-4 metres of a rear garden, closest to the residential property.'

Neutral - 'The current design for the bungalow contained in APP/16/01091 is inappropriate for the highly energy efficient Passivhaus bungalow the applicants wish to construct using sustainable natural materials; straw bales being the currently preferred option for this.

The design process for this type of non-standard construction is significantly more time consuming than for one of standard construction and so the applicants are not in a position to submit a planning application for the revised bungalow yet (scheduled late July 2017) however they have been given notice to vacate their current accommodation by August 4th 2017 and as they hope to physically construct much of the revised bungalow themselves it makes sense to live on site in a mobile home during the remainder of the design phase as well as during construction. Living on site will help inform the bungalow's design (the shading of the trees to the South needs to be accurately modelled), enable efficient use of time as well as reducing car journeys to and from another house some distance away; it will also increase security at the site.

The likely timescale... two years however we hope this will faster.'

- It is not clear from the applicant when they wish to place and move in to the mobile home.
- The applicant makes clear that the bungalow they wish to construct has not yet been designed or approved by planning (and therefore building regs).
- The Passivhaus design will be somewhat controversial. Where I have no personal objection to the aesthetics of a 'modern' design, it will not be in keeping with the area and feel many people will be objecting.
- Passivhaus is not common in the UK meaning there are local tradesmen are not as familiar with the construction when comparing it to a 'standard' construction. This could complicate the build and lengthen the timescale.
- I believe the given timescale of two years to be too short for what the applicants are proposing. The applicants state they would like to live on site for a period of time to help inform the Passivhaus design. To do this, it is advised by architects to live on site for an entire year to experience the site in all seasons. The applicants also state they will be constructing much of this themselves, which again will lengthen the process.
- The mobile home will block vehicular access to the site. If the proposed application for the Passivhaus is approved then the applicants will need large materials (Passivhaus normally provided as a 'kit') delivered and stored on site till construction is complete. The applicant has not provided any details of where the material storage will be.
- The proposed mobile home is proposed to be positioned where there are existing trees. This trees were added as screening to prevent overlooking between Hallett Close and 15 Hallett Road. The previous application for the bungalow (APP/16/01091) proposes to retain these trees. There seems to be many unanswered questions in relation to this application.
- In conclusion, these are neutral comments till further information is provided. This application seems premature given the aspirations of the applicant.