

Comments for Planning Application APP/24/00190

Application Summary

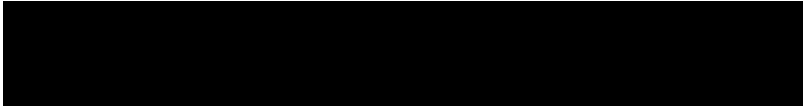
Application Number: APP/24/00190

Address: 34 Pennant Hills, Havant, PO9 3JZ

Proposal: Erection of 1No four bed dwelling.

Case Officer: Joseph Toole

Customer Details



Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the planning proposals for APP/24/00190 - 4 bedroom dwelling and APP/24/00191 demolition of existing garage, and extensions.

These are my objections:

Design, appearance and layout.

The extension of the existing house and the erection of a new dwelling will be detrimental to the appearance and layout of the street. It will give the street a cramped, overcrowded appearance along with the very small amount of garden attached to both the extension and the new dwelling and the hardstanding frontage. This is definitely not in keeping with the rest of the dwellings in the street which were designed to give the street its open uncrowded appearance.

I am aware that there is a requirement by HBC of 10 metres for a back garden - both dwellings will have 4 metres according to the plans. A small rotary washing line requires a free spinning area of 2,5 metres coupled with a shed to house all the requirements of a 4-bed house as there is no garage, there will be no room for a family and the required space. There is only a 3.5 metre gap between the two properties and at the narrowest point on the side elevation less than 3 metres from the boundary fence to the pavement. This all leads to a poorly planned development to the street for both the existing residents and any future occupants of the proposed new dwelling.

Highway safety and traffic

Allowing this proposed 4 bed new dwelling without a garage and limited parking space to 1 will produce severe parking issues. On the HBC website there is a requirement for 3 parking spaces for a 4-bedroom house and that does not consider visitors. As is stated in the same document "Almost half of all pedestrian accidents and a quarter of all vehicular accidents involve the presence of a parked vehicle."

As there are insufficient parking spaces in the application there will be inevitable on road parking

at a site that is a blind corner to the entrance of a main road. There are numerous delivery vehicles every day that service our street leading to a very congested street entrance. There would be a need for double yellow lines to discourage on street parking at the road entrance to prevent traffic having to drive on the wrong side of the road to either access or leave the street. This then leads to the question who would enforce this to provide the safety needed for both pedestrians and vehicles.

Effect on outlook.

This overdevelopment of the site will impact the outlook of several residents around the entrance to the street, either through direct overlooking by the proposed front balcony and how close the new dwelling is to the existing boundary line thereby blocking the 'open view' of the street.

Conservation of trees, hedgerows and loss of natural habitats

The owner has already raised a mature garden to the level of chalk where he is currently using it to store building items so that is already lost along with the recent felling of a mature apple tree to facilitate the extension of the existing building. The mature front garden has also been lost to hardstanding. This allows there to be no requirements for conservation on the application as it is already lost!

Noise smells and fumes

There are two applications for considerable building and the related disruption. How will this be managed by the council? Will there be guidance regarding the congestion by delivery vehicles already on a blind bend, burning of rubbish on site (this took place during the work done on the site previously), times when work can commence and finish to be considerate to residents. The length of construction- will the two developments be done at the same time or separately? Does the existing sewerage provision support the extra requirements of a 4 bedroom house?

Water

There is already a concern raised by Portsmouth Water as the proposed site is located within the Source Protection Zone SPZ1 for the Havant and Bedhampton Springs. There is concern regarding prevention of pollution during and post construction. There is a request for more detail on the drainage design and foundations for the site. How is this being addressed?

There are also concerns for the runoff of rainwater as there is considerable hardstanding planned in the site and concerns that the existing drainage situation is already at capacity. The main road regularly has blocked drains and floods leading to very unpleasant soaking of pedestrians by drivers and dangerous flooding of the mini roundabout.

What has been put in place in the application to allow for rainwater to enter the ground instead of running off as all the mature shrubs, trees etc have been removed and replaced by hardstanding. The applications raise more questions than they answer due to the poor nature of the drawings and limited details of both sizes of rooms and products being used and how damage to the site is to be off set, assessed and adjusted. Large developers must address these concerns why are they not being addressed by a small developer?

I feel this is a poorly planned over development of a prominent site for Pennant Hills. We have already lost valuable wildlife habitat and green outlook with the eradication of what was a valuable wildlife rich mature garden. To have it replaced by more bricks, hardstanding, vehicles and traffic

and the added pressures on our services and water table by a 4-bedroom family house that does not even meet the requirements needed for such a dwelling would not be in the interest of all the residents of Pennant Hills and could have long reaching consequences. If approved the decision would not be in keeping with HBC planning policy regarding Biodiversity net gain - "Biodiversity net gain (BNG) is an approach to development that aims to leave the natural environment in a measurably better state than it was before the development took place." This site is already in deficit regarding BNG which should apply to every development of a site regardless of size.