

9th December, 2021

F.A.O. Miss S. Donophy
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
HAVANT, PO9 2AX

Dear Miss Donophy,

Application APP/21/01194 – 9 Fabian Close, PO7 8LQ
Change of use of domestic outbuilding to a dog grooming parlour

Thank you very much for your letter dated 2nd December advising that this application has been amended.

This application is very closely linked to APP/21/01193 – proposed front dormer and garage conversion – and I find it difficult to comment purely on one as many points apply to the other. I therefore hope that you will also take into consideration the relevant points contained in my separate letter of objection to APP/21/01193.

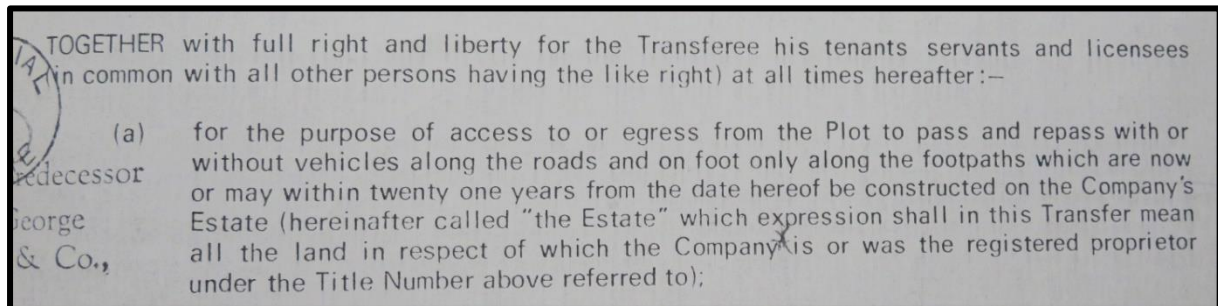
First of all I would like to draw your attention to a covenant that is included in the deeds of the properties in this area which quite clearly and unequivocally prohibits business use. Please see the below copy of the relevant clause contained in my own deeds :

4. The Transferee to the intent and so as to bind the Plot into whosoever hands the same may come hereby covenants with the Company and also (subject to the right of waiver and modification hereinafter reserved to the Company) as a separate covenant with every other person who is the registered proprietor of any land comprised in the Estate for the benefit of the Estate and each and every part thereof that:—

(a) no building on the Plot shall be used for any purpose other than as or incidental to a private dwellinghouse;

The covenant applies to every owner of these properties and I cannot understand why the applicant has pursued this matter in the light of this clause.

Another clause in the deeds refers to access rights along the footpaths “**on foot only**” :

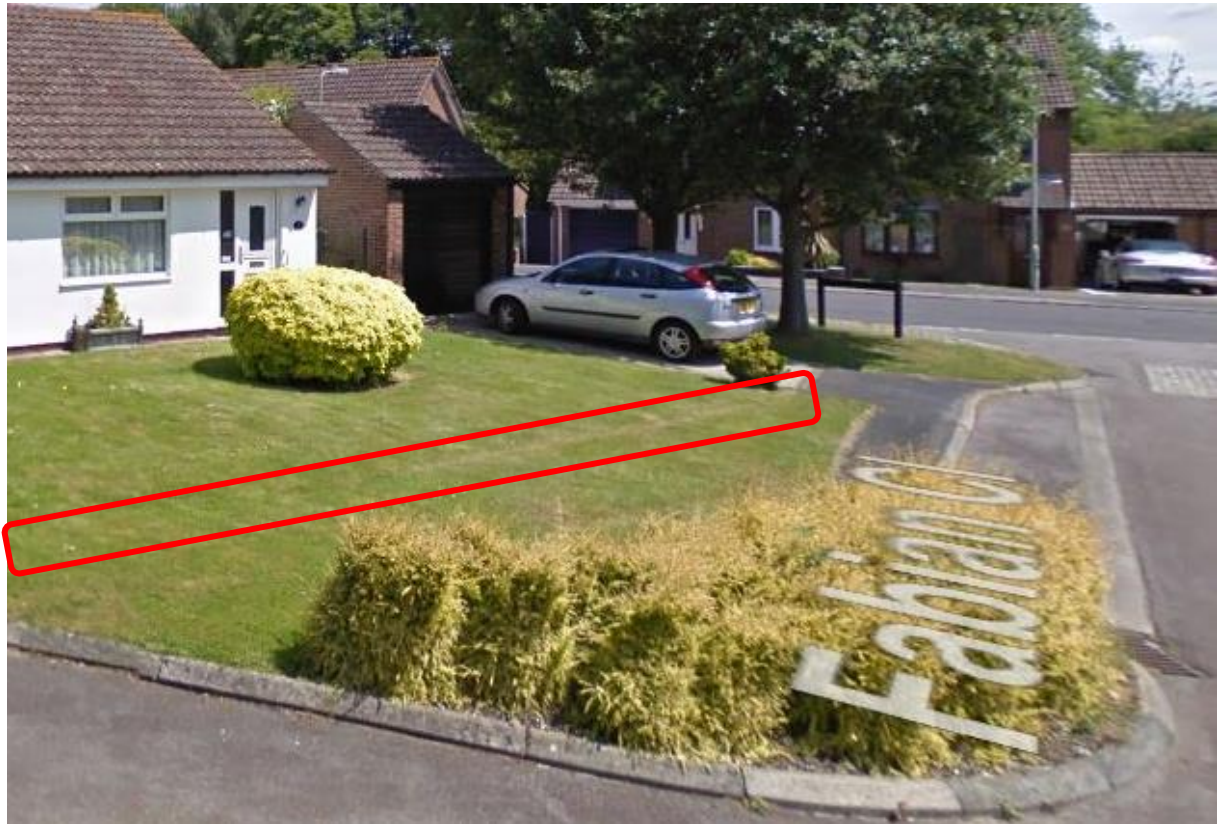


This is relevant because the revised documents E001 and P005 still contain material inaccuracies regarding the front boundary line of the property which is too far forward and gives the impression of greater parking space than there actually is as it takes in land that does not belong to the applicant and which is a designated footpath area – not space to be used for parking. Forgive me for repeating comments already made in my objection to APP/21/01193 but they also apply to this application.

The street and aerial views shown overleaf were taken several years ago prior to the paving and chipping of parts of the front gardens to both number 9 and number 8, but the street view clearly shows where the line of the boundary stones runs across the lawns of both properties and the aerial view shows the boundary both as it is drawn in the plans and as it is in reality. The tarmacked areas together with the grassed areas that link them are public footpath areas and do not belong or have ever belonged to the applicant.

If you look at end of the paved driveway to number 9, line it up with the end of the concrete driveway to number 8, taking in the end of the red chipped area to number 8 and you can see the front boundary line for both properties. You can also follow the boundary line in the aerial view which was included in document E003 where you can see that number 8 has red-chipped part of their front garden up to where the boundary line lays.

As you can see, the grass above the underlying boundary stone lines is lighter than the rest of the lawned area :



Correct front boundary



Incorrect boundary per documents P001 & P005



You will see from the street view that there is a small car parked on the driveway in front of the garage which takes up virtually the whole of the drive; look at the available to the left which has been chipped and although it is larger than that of a standard saloon car it is insufficient for two standard sized vehicles to park one behind another as shown in the plans.

The applicant currently parks two vehicles on the property, one being a large saloon car and the other a commercial van advertising her business. Assuming only the van is parked on the premises during the opening hours, with no gap between appointments there will inevitably be occasions when two customers will require parking space at the same time as one arrives for an appointment and another is still onsite. The second customer will no

doubt first drive into and around Fabian Close in search of non-existent on-street parking before looking for space somewhere on Lysander Way. Many of Lysander Way residents have dropped their kerbs to facilitate their own private access and this has drastically reduced the on-street parking space available there. In theory there is space to park along the side of 9 Fabian Close opposite several Lysander Way properties but this will only serve to inconvenience and cause nuisance to those residents.

As the business is likely to expand there will be further demands for parking space from employees which will aggravate these issues.

Apart from impeding access for carers, doctors and emergency vehicles, there is a history of recurrent problems caused by thoughtless and inconsiderate parking by visitors, delivery and commercial vehicles, even for short periods of time. Indeed there have been several narrow escapes from accidents due to the traffic sight line on entry to or exit from Fabian Close being hindered or completely blocked and several vehicles have been damaged over the years when trying to manoeuvre past each other in what is a small single-width cul-de-sac. A few years ago Hampshire County Council carried out some minor changes to the road layout in an attempt to alleviate the issues but were severely restricted due to the service pipework and cables that run beneath both the road and the footpath areas.

I welcome the views made by Environmental Health and support their recommendations regarding the restriction in opening hours, only one dog being groomed at any one time and any approval limited to the applicant as long as she is resident in and an owner of the property. However, I think the recommended opening hours should be completely unambiguous and specifically exclude Saturdays, Sundays and public and bank holidays.

There will no doubt be problems caused by dogs fouling in the area – the nearby woodland area between Fabian Close, Lysander Way and the Glade is likely to be used by dog owners prior to or after their appointments. Uncollected canine excrement is frequently found along this footpath and in the gardens that front onto Fabian Close, something which is highly likely to worsen with higher volumes of dogs coming to the area.

And there is also the issue of noise pollution and disturbance to residents from excited or nervous yapping, howling and barking dogs. Such noise will come both from within the garage and outside as dogs move between the garage and their owner's vehicles or walked along the road to relieve themselves.

Given the nature of the proposed business, I believe the local infrastructure has inadequate capacity to cope with commercial levels of water usage and waste products. There will inevitably be excessive demands made of the local waste drainage system, leading to blockages due to a build-up of animal fur and skin particles in addition to a high quantity of shampooing, cleaning and sanitisation substances which the system, now nearly half a century old, was not designed to cope with. Such a business will consume (without a water meter?) and discharge effluent and far more water than a normal domestic household which will undoubtedly put unnecessary pressure on the existing drains and pipework, leading to more frequent maintenance and repair work. All without payment of business rates.

The large quantity of animal fur from coat clippings will need to be disposed of in a commercial waste bin, requiring regular visits by a large commercial vehicle to exchange a full bin for an empty one. Yet more traffic and parking-related nuisance to the households in what is a quiet and very pleasant residential area.

As other objectors have pointed out, there are numerous vacant light industrial premises available in the immediate area which would be far more appropriate for this business and would promote much needed improvement and regeneration of the town centre areas and bring additional custom to nearby businesses, helping them to thrive, leading to a thriving mutually supporting local business community.

Fabian Close is a quiet cul-de-sac and the residents should not be subjected to all of the nuisance, disturbance and reduced amenity that the proposed business will bring to the area. I urge the Council to thoroughly and seriously consider all of the points of objection that I and other residents have made and reject this application

Thank you for your time and consideration and I look forward to hearing from you in due course.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.