
From: [REDACTED]
Sent: 05 October 2021 12:40
To: East 2
Subject: APP/X1735/W/21/3271208
Attachments: Planning app ltr.docx

Dear Sir/Madam

Please find attached our revised letter regarding the subject matter. I apologise for not attaching my previous letter, which I may have deleted as we believed that this application had refused and therefore finished.

Yours Sincerely

[REDACTED]



Dear Mr S Wallis

Regards to: Appeal under Section 78 of the Town & Country Planning Act 1990.

Planning Inspector's Appeal Ref: APP/X1735/W/21/3271208

Havant Council Ref: APP/20/01026

With Regards to the Proposed development of a 3 Bedroom Detached Bungalow at the rear of 23 Padnell Road Waterloo, PO8 8DZ.

This Property has had numerous application for planning permission. The first was in 2004 for the roof to be raised for first floor living accommodation, not the current owner to my knowledge. In 2010 an application was made for a 3 Bedroom Bungalow, which was refused. In 2011 a revised plan for said building was also refused. In 2012 an application for a single storey Garage which was approved. In Oct 2020 an application was once again presented for a 3 bedroom bungalow and again refused in February 2021. On 1st Sept 2021 the Appellant has appealed this decision.

Having looked at the proposal and plans in detail we have several points we wish to put forward in opposition to the proposed plans. These points are as follows: - Effect on Daylight, Privacy, noise, loss of open space, trees and severe Flooding.

We have major concerns that the proposed detached 3-bedroom bungalow situated close to our rear southern boundary would affect our daylight, privacy and current outlook. The height of the building's roofline would certainly affect the daylight in our garden. Any raised area such as patios would affect our privacy, especially as the land is slightly higher within this plot, as our rear main bedroom backs onto the garden area affected by this proposal. This then brings in the noise levels from a family living so close to the boundary that any conversation or use of the garden would be affected

Since the Mr Link has been in residence he has built a garage, summer house and hard landscaping (paths, drive & small walls) in the garden. This has severely impacted on our garden, since these buildings and hard landscaping have been in place the flooding of our garden has got worse and we have lost several plants, shrubs & trees. After any major rainfall, the flooding now encroaches around 20ft from the boundary into our garden and we have never experienced this level of flooding until the structures/landscaping was completed. We believe that having built the garage, summerhouse, paths and walls the water table has risen and now comes into our garden. With such a large structure being proposed it can only make flooding worse, would devalue our property and have a severe impact

on the other properties nearby. Attached is a photograph of a recent flood we experience.

If this appeal is sanctioned it would open the floodgates for other properties in Padnell Road to apply for planning permission and we could end up with another row of houses/bungalows. There are several large estates nearby which have been given planning permission, indeed I believe that there is a proposal for a new estate of many houses to be built close by in Horndean going towards Rowlands Castle.

Therefore, we feel for the reasons above that this proposal/application should not be approved or given permission to proceed.

Yours Sincerely

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

From: [REDACTED]
Sent: 05 October 2021 15:09
To: East 2
Subject: Response to Planning Appeal on Refusal of 23 Padnell Road, Waterloo
Planning Application
Attachments: Response to Planning Appeal on Refusal of 23 Padnell Rd Planning
application.docx

Dear Mr S. Wallis

We incorrectly copied the Inspector's Appeal Reference submitted on 30th September 2021 as:

AZPP/X1735/W/21/13271208 rather than the corrected version which follows -
AZPP/X1735/W/21/3271208.

I have attached to this email, an amended version of our representation. I would be grateful if you can destroy our previous submission and retain the amended version attached to this email.

With many thanks.

Your sincerely,

30th September 2021

Dear Mr S. Wallis

Re: Appeal under Section 78 of the Town & Country Planning Act 1990

Planning Inspector's Appeal Reference: AZPP/X1735/W/21/3271208

Havant Borough Council Reference: APP/20/01026

Proposed development of detached bungalow within the grounds of 23 Padnell Road, Waterlooville, PO8 8DZ, by Mr Link

1. Drainage concerns, as outlined in our submission of 3rd December 2020 to Havant Borough Council, have increased. The heightened severity of storms in both winter and summer, mean that flooding on the impenetrable London Clay has increased in adjacent gardens. Even if surface water from the proposed development was connected to the surface water piped drainage system, the fast run-off from the proposed dwelling and its hard surface surroundings, would place a further demand on a system that is close to capacity.
2. The Waterlooville area of Havant Borough contains numerous examples of backland development. These developments are accessed by a proper road – often with a pedestrian path. No resident in these developments is dependant upon the goodwill of a property at the head of their access roadway, to enter their dwelling.

In the case of Mr Link's proposed development, the access way is via an area currently providing access to the 23 Padnell Road garage and to its front drive. There is no apparent separation of the access to the existing and proposed dwellings.

Furthermore,

the access road to the proposed dwelling, uses the wall of the existing house as part of the boundary to the new bungalow. The claimed width of this access is 3.887m; fire regulations expect 3.7 metres between kerbs, which allows for mirrors and other extensions on a vehicle to be accommodated. It is very questionable that this driveway could provide safe access to the proposed development in an emergency – particularly in relation to fire.

3. The applicant shows scant respect for the law and for accepted social norms:
 - On moving into the property around ten years ago, he felled several mature trees and disposed of them with huge bonfires.
 - Until the COVID outbreak, raucous parties until two or three o'clock in the morning, kept neighbours awake. His Alsatian dog continues to bark late into the night.
 - He has installed a veranda from his dormer windows, which is not fenced and has not been approved by local Planning Authorities

This latest Planning Application continues a pattern of exploitative behaviour, at the expense of neighbours and a potential new resident. We believe it contravenes national planning regulations and local planning norms. We believe the Appeal should be refused.

We look forward to hearing from you.

Yours sincerely

Our previous response to the Planning application made to Havant Borough Council is attached

From: [REDACTED]
Sent: 06 October 2021 20:55
To: East 2
Subject: In reference to the appeal on the refusal to planning application APP/20/01026

Dear Sir/Madam

I have been asked to forward this objection to the appeal for the case as stated above to you directly to ensure you are in receipt by the case planning officer in charge. This objection has been lodged with the council planning website.

In reference to the appeal on the refusal to planning application APP/20/01026, nothing appears to have changed since the current application was rejected or indeed since the previous applications for the same build was rejected.

The proposal was correctly rejected as is it not in character with the appearance of the area and its deleterious impact on the living conditions of the neighbours in terms of noise and nuisance and light pollution, mainly due to vehicles and overview and loss of privacy.

HBSC policy CS16 requires the protection of the amenity of neighbours and this development did not meet these requirements.

The development does not fit with the same characteristics of the surrounding properties and was proposed to be built within less than a metre of the boundary of the adjacent properties. This property density is incongruous with all adjacent properties and vastly alters the character of the area. It would also bring vehicular noise and light into the isolated back gardens of all the adjacent properties regardless of any pretence that cars are quieter now. The property in question is already known for unacceptable noise pollution.

Vehicular traffic, being used in darkness would illuminate the back gardens and rear windows of all adjacent properties in an unacceptable manner when the turning circles are being used and the front of the property would have overlooked into the back windows of the adjacent properties having a significant and unacceptable impact upon the privacy of those residences.

Access to the property would increase vehicular traffic and noise to the property which already at an unacceptable level, due to on commercial vehicles road parking from this address causing dangerous visibility issues in an area what has school traffic and a high traffic throughput. Doubling the vehicles on this site would make the high-risk area more dangerous.

Due to the heavy clay soil, watershed is also an issue in the area. The addition of the property would exacerbate this issue flooding the adjacent properties as well a straining the drainage and sewage system of the area. A problem that already is caused by existing development of the property.

The views of access, turning area and the dwelling itself would be clearly visible from neighbouring properties and the level of development is out of character with the appearance of the street. Planning policy statement 3 advises that development must be in context and well integrated complementing the local area. This property satisfies none of these criteria. Also, if the appeal were successful allowed, would open the entire back garden areas of the local to similar development.

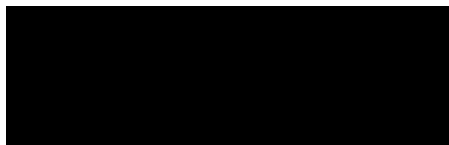
These are merely the major ways the proposal violates the Havant local plan as noted in the valid reasoning given in the rejection report.

Personally I am tired of having to repeat the same acknowledged valid objections to this continued attempt to construct this obviously inappropriate property. The report makes it clear why the property is not suitable and the

appeal makes no valid attempt to challenge those reasons, it is merely an attempt to see if the appeal process makes a different decision. These repeated permission requests are causing stress to the owners of the adjacent properties as they have to live with continued repeated attempts to inappropriately develop land adjacent to them.

Thank you for your consideration in this matter

Kind regards



Electronic Message Received

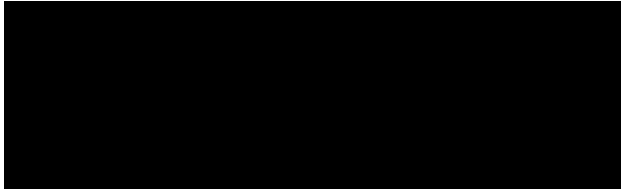
Message Type: DCONLINECOMMENT

CaseFullRef : APP/20/01026

Location : 23 Padnell Road, Waterloooville, PO8 8DZ

An electronic message was submitted to Acolaid on 06/09/2021 and was processed on 14/09/2021

Online Comment



Representation: OBJ

Comment: The residents of 23 Padnell Road have, over the last decade, removed a number of mature trees. This has significantly increased the amount of flooding/water logging in the area which will not be improved by the building of this proposed dwelling. In addition, this particular property often has a range of vehicles parked up on the pavement directly outside for numerous parties and loud gatherings, and therefore any additional buildings are likely to exacerbate an already problematic parking/traffic issue, causing further difficulties for the elderly/disabled/parents with buggies trying to negotiate their way along Padnell Road. The applicants talk of 'backlands development'. There are NO other examples of this in Padnell Road, for good reasons: clay soil, flooding, access issues, lack of visual appeal, the possibility of a precedent being set which could lead to an unacceptable and unmanageable increase in the population density of the area, the negative impact on the quality of enjoyment of their homes of those in numbers 21 and 23 (already an issue due to the aforementioned very noisy parties), etc. I would therefore like to see the refusal of permission upheld and the appeal defeated.