

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/21/01193 – 9 Fabian Close, PO7 8LQ
Front dormer and garage conversion

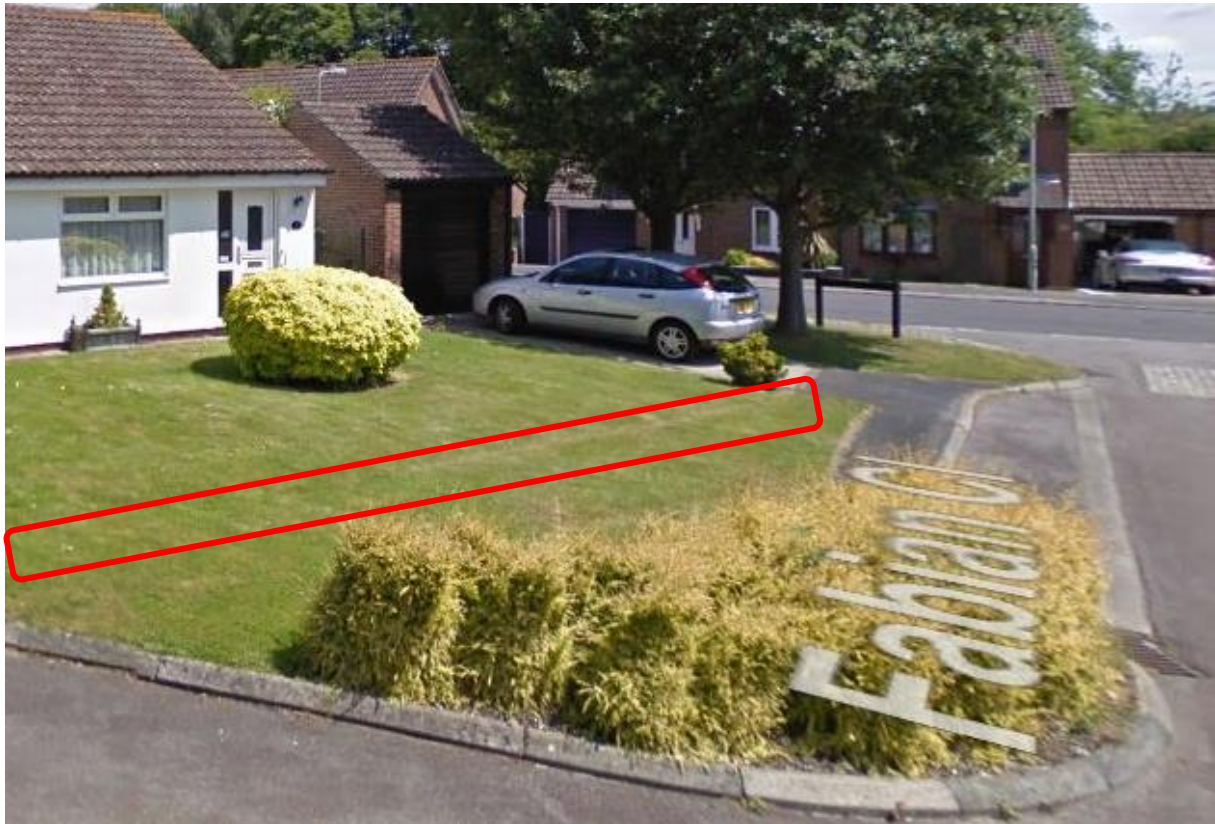
Thank you very much for your letter dated 2nd December and subsequent email of the 9th December advising that this application has been amended.

This application is very closely linked to APP/21/01194 – proposed change of use to a dog grooming business carried out in the garage – 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 and more detailed letter of objection to APP/21/01194.

I have looked at the revised documents and am pleased that they now more closely reflect the correct front boundary of the property. Unfortunately, they are still not entirely accurate as the revised boundary line is too far forward. Although the online street and aerial views 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, 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 property owners.

Basically look at where the paved driveway to number 9 ends and 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 – that is 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.

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 also get a visual clue as to the space available by looking at the small car parked on the driveway in front of the garage – it takes up virtually the whole of the drive so compare that with the space to the left which has been chipped and, yes it is greater than a standard saloon car, but not enough for two standard sized vehicles to park one behind another as shown in the plans.

The applicant has two vehicles – a commercial van and a large saloon car; so one or other of these vehicles would need to park elsewhere to allow customers to park on the property – most likely in Lysander Way where numerous residents have dropped their kerbs in order to have full access to their properties. Even allowing that the saloon car may not always be there during the day, there are still potential parking and traffic disturbance issues when two customers wish to enter the premises at the same time – one to

collect and one to drop off and also with commercial deliveries and waste collection to and from number 9. Thoughtless and inconsiderate parking, even for short periods of time, currently frequently block the traffic line of vision when entering or leaving Fabian Close and this can only worsen with an increase in vehicles visiting the premises; likewise there would be an increased risk to pedestrians in Fabian Close and residents trying to gain access to and from their properties both in Fabian Close and Lysander Way.

In addition, I am very disappointed with the token amendment to the width of the proposed dormer which has been reduced by a few inches. This does nothing to redress the considerably adverse impact the proposed dormer would have on the privacy of the three families living opposite – closed blinds at the window can easily be opened and no amount of reduction in the size of the dormer will counteract the privacy implications; this remains an ill-considered proposal that adds nothing to the amenity of the property, any protrusion from the front roof will only serve to radically diminish both the look of the property itself and the surrounding street scene.

I note that P005 does not show the proposed dormer.

I stand by the points made here and in my earlier letter and strongly request that this application is not approved.

I thank you once again for seriously considering my objections to this application.

Yours sincerely,

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