

Planning Services
Havant Borough Council
Civic Centre Road
Havant PO9 2AX

[Redacted text]

23rd May 2021

Dear Sir/Madam

Planning Application 00417 – To the rear of 105 Havant Road, Emsworth

Thank you for your letter of 12 May 2021 advising of the above proposed planning application no App/21/00417 for a dwelling to be built [redacted text]

We have studied the application and plans in detail.

There are a number of errors and omissions in the application as follows :-

- Item 6: Omission - double garage and car parking space for 4 cars + garden
- Item 7: No reference to the use of sustainable/re-cycled materials
- Item 8: The vehicular access will be altered. Current sight lines lost. Road (4.8m) is too narrow for safe garage access and use
- Item 9: Incorrect - Existing number of spaces 6 (see item 6 above) will be reduced to on site garage only(1-2 cars). The submitted plan is difficult to scale but interior of garage measures 4.9m on copy. Once parked in the garage, it would be impossible to open the doors of even 2 medium sized cars. 2 garaged cars would make the bike store and waste bins inaccessible.
- Item 11: Soakaway – no indication of location or reason not to install mains drain.
- Item 12: Inaccurate -Tree preservation orders on 4 trees at 105 Havant Road and proposed tree application in respect of heritage Apple tree on affected site.
- Item 13: Foul sewage. Clarification required on whether and where work would be required to access mains sewer. Present pumping facilities owned by Southern Water are already struggling to service 4 properties. Permission to add a further dwelling would need to be sought.
- Item 14: Inadequate space provision to leave bins except on road twice a week. Refuse vehicle would be obliged to block road to collect.

The proposed property boundary line is inaccurate. The boundary is not as drawn and does not include any part of Chester Close. Only the owners of 1-4 Chester Close have right of access.

- Item 17: Incorrect – YES. Proposal involves loss of garage and garden to 105 Havant Road
- Item 25: Owners of 107 Havant Road (the most overlooked property) not listed/contacted.

[Redacted text] The applicant should properly re-apply.

Owners at 103 Havant Road also not listed/contacted.

Also, we wish to draw the following concerns to your attention:

Background

In 2020, the present owners of 105 Havant Road purchased the property to include double garage unit, parking spaces and garden room to the rear.

On 7th May 2021, 105 Havant Road was again placed on the market for sale with Nexa, a Portsmouth estate agent. [Redacted text]

KEY FACTORS:

Bad Location, Highway safety risks, Inappropriate development, Overdevelopment, Overlooking properties and infringing privacy

Bad Location/Highway Safety risks

Chester Close is a narrow lane. The architect's drawing is misleading. The road is at best 4.5 m wide and only allows for one car to pass at a time. The access road is heavily covenanted as to parking and its use by any persons other than the owners of 1-4 Chester Close.

It is in constant use by delivery vans, residents, residents' children, postmen and refuse/amenity vehicles.

The space in front of the present double garage, has been used as a lay-by if two cars happen to meet on the road. Without this space, any vehicles including delivery and refuse lorries will have to reverse the entire length of the road to allow another vehicle to pass.

The present proposal significantly impacts both the adjacent properties and the surrounding neighbourhood.

There is no space for site delivery, trades and builders vans to park. Scaffolding would be impossible to erect.

The present design shows a dwelling built at the narrowest point of the lane where sight lines and manoeuvrability are at their most restricted. The porch entrance extends beyond the boundary on to the lane itself, obliging visitors/callers to stand on the lane itself at personal risk. Disabled access would be impossible.

The West wall of the proposed dwelling must be sufficiently distant from our boundary wall to comply with fire regulations regarding emergency exits. This is not shown on the plan.

There are health and safety concerns over the movement of cars entering/exiting the garage on the plan. The lack of clear sight lines on exiting the garage would endanger any pedestrian or oncoming car from Chester Close.

Inappropriate development/out of character appearance

The Application plan is unclear as to the exact size of the dwelling. The plot size is not as stated on the application.

The boundary wall to the West of the plot is a work of architectural and historical interest. The Application makes no provision to preserve the foundations of the wall running between 105 and 107 Havant Road. The wall is comprised of experimental Victorian hollow clay blocks to the design of the Architect who built 107 Havant Road in the 1880's. Historic England may wish to survey the wall and establish its future protection as a precondition to the review of the Application. It was damaged by the builders when the garden hut was built in 2016. Any soakaway by its very nature must not be sited within 2 metres of the wall foundations in order to preserve its integrity.

The footprint of the proposed dwelling is too tall and too large for the plot. There is a tiny garden (20sq m) with one Heritage Apple tree and a garden nut. There is no provision for visitor or delivery parking.

The proposed 2 storey building has dormer windows to the West which overlook 107 Havant Road and to the East where they overlook 4 Chester Close. Obscured/Opaque glass should be used for all upper windows.

The roof dormers to the West are disproportionately bulky, omnipresent and overlook our property. They would significantly impact on our privacy and the quiet enjoyment of our garden and leisure facilities. Unlike obscured velux windows, the present windows do not comply with fire regulations.

Quality standard

No information has been provided. The materials listed are cheap and of mediocre colour. There are no references to the National Planning Policy Framework.

No references to energy efficiency or zero carbon emissions.

The Application plans do not show any form of heating. Provision of a ground heat source would need to meet IEA/Government requirements for 2025 as opposed to a gas boiler/radiator system.

Amenity requirements

The present double garage and garden space are part of the amenity space for 105 Havant Road and are in constant, daily use.

Overdevelopment

The lane was designed for access only. The covenant prohibits parking on the lane at all times. The erection of a dwelling would overdevelop the site. Waste disposal and Traffic flow would also be affected.

There is ample new building housing available just yards away at Saxon Corner.

Summary

The proposed dwelling impacts significantly on highway safety and fails to provide adequate vehicular parking and manoeuvrability.

The scale, height, siting and mass of the proposed dwelling invades the privacy of neighbours and would create a cramped form of development out of character with and to the detriment of adjoining sites.

We trust that the above comments will assist the Panel to **reject** the planning application. The plot is unsuitable for any size of dwelling. It is only suitable for the purpose for which planning was originally given – to provide additional parking and garage facilities for the large property at 105 Havant.

Should Havant Planning decide to review this Application, we would request that it is done so at a Planning Committee meeting at which we would be able to present our case for refusal.