

17 March 2016

Head of Planning
Havant Borough Council
The Plaza
Havant

For attention of David Eaves.

Dear Sir

APP/15/01286 - 3No. 1-bed flats and 1No. 2 bed flat to rear of 60-62 Hazleton Way, Waterloo.

I refer to our meeting with Mr Eaves on 23 December 2015.

The applicant now wishes to resurrect this application and to that end has served notice on the various owners of the car park.

A revised site plan and certificate are attached.

In response to other matters raised I would comment as follows:

Car parking – the Highway Authority commented that 'anecdotal evidence' indicated that there were issues with parking at this location. To this end additional car parking surveys were undertaken on Friday 26 February both at lunchtime and in the evening.

These times were picked as they were believed to be the likely times that the premises would be most busy, particularly as it would potentially coincide with parents collecting their children from the adjacent nursery.

As can be seen from the results there were no incidents of problems parking.

It was further noted that a number of the vehicles parked in the lay-by were there all day and, it is believed, that these belong to neighbouring occupiers.

Delivery vehicles, I am informed, deliver to the front of the premises and do not access the car park to the rear. None arrived during the course of the surveys.

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It will be noted that the four garages in the car park are not currently used. Two of these belong to the applicant and would be re-furbished bringing two further parking spaces into use.

The car park is not marked out and has become something of a tipping area as evidenced by the photographs showing the accumulation of rubbish. If permission was to be granted the applicant would undertake to clear this and thus increase the available area for parking.

This could in reality bring an additional 4 parking spaces into use over what currently exists.

Principle of development

This is previously developed land within the built-up area of Waterlooville where further development is acceptable in principle subject to other material considerations.

Level of accommodation

The flats have been designed to meet the National Space Standards. Such windows as face each other are at high level and can, if required, be obscurely glazed.

The stairs to the first floor flats are of solid concrete construction and any noise by persons accessing these will be minimal.

Amenity

Reference has been made to potential nuisance from the commercial activities. In reality such activity is almost exclusively restricted to the front of the premises. Both customers and deliveries being off Hazleton Way.

While there is nothing to stop vehicles accessing the car park the poor nature of the access drive, the right angle bend and lack of lighting makes this very unlikely other than for residents.

Relationship to existing properties.

Concern has been made to the relationship with the existing flats and the bungalows in Eglantine Close.

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The new flats would be at a lower level than the existing first floor flats and with the roof sloping away from them there should be no loss of amenity.

The bungalows are the other side of the car park and largely screened by the existing garages. Again no significant impact on their amenity should arise.

It is noted that on the previous refusal this was not considered to be an issue.

Reference has been made to an impact on existing businesses and particularly the adjacent nursery.

As indicated above the businesses in this small parade are almost wholly served from Hazleton Way and there should be no impact upon their operation.

There is one living room and one bedroom window facing the nursery at first floor level. As the nursery operates during the day and residents of the flat will most likely be at home in the evenings and at weekends when the nursery is closed no significant impact is anticipated.

I trust that this addresses the earlier concerns but please do not hesitate to contact me if I can be of further assistance.

Yours sincerely

Keith Oliver
Principal Town Planner
Enc.