

Architects Response to Consultee and public comments to planning application APP/14/00065-Land r/o 3 Grove Road, Havant PO9 1AR

Introduction

We have given a response to each of the consultees, Highways, Southern Water, Hampshire Constabulary and Conservation Officer. The public comments have been addressed rather than as individuals comments but separated out into categories such as 'Garden development' etc.

Highways Officer's comments

It a little confusing that the Highways officer states that although HBC do not insist on a parking space in the centre of Havant, he does consider that any proposed dwelling should have some private servicing space. We see this as a contradiction. Private servicing space is not mentioned in the policy document Residential Parking and Cycle Provision Supplementary Planning Document (SPD) adopted 22 March 2010.

*5.5 Proposals within the Havant Town Centre boundaries will be expected to have a reduced or even **zero standard** of vehicle parking provision in order to **maximise the use of land and discourage the use of private motor vehicles**. For this reason the standard here will be a maximum. A reduced standard can also apply in instances where a site is located less than 800 metres from the centre of the town (when measured as an on the ground walking distance, not „as the crow flies“). This should be demonstrated in the design and access statement accompanying applications.*

It was clearly argued in the Design and Access statement that the site had zero parking and good reasons were given for this.

Twittens Way is single yellow lined for the most part. On 4th March I had occasion to be in this area and have attached a photograph. They show that at 9pm that evening cars were parked down Twittens Way nose to tail. Please forgive the quality of the photographs but they do demonstrate the fact that there is no lighting in this area at all.



Permissions such as the conversion of

Twittens way 9pm 04/03/2014



Rear of 17 South Street

No. 17 South Street Havant (07/64127/001) have negated to bring their two parking spaces into use despite being conditioned nor even created the required cycle storage in this area. The area has been cordoned off with Heras fencing at least since 2011 (see google street view). As HBC has not followed this up as being an issue one inference of this is that parking is not required by the occupants of this development and

therefore the zero parking policy is correct.

Southern Water

Comments noted and we would expect there to be an appropriate planning condition for drainage details on any approval that HBC may issue.

Hampshire Constabulary

As HBC's policy of the potential for site with zero parking in place we take as informative, Hampshire Constabulary's comment on parking.

Ventilation into bedrooms would be considered at a detailed design stage but we welcome the comments made. A whole house ventilation system may well be adopted which would reduce the need to open windows at night.

Archaeological Consultee.

Comments noted and we would expect there to be an appropriate planning condition for archaeological assessment and watching brief on any approval that HBC may issue.

Conservation Officer

Given that this application follows 2 earlier efforts for pre-consultation on the site and we have endeavoured to address John Townsends comments in this submission, I am very pleased to read these comment as see them as very positive. I agree that it is a balance between the established long gardens and the disappointment we probably all feel when standing in Twittens Way. However these are not the **medieval** burgrave plots as one may find to the rear of the houses around Wickham Square. The loss of some rear garden area to parking and other out buildings we argue tips the balance to allow the problems of Twittens Way to be firmly addressed.

Taking John Townsend's detailed points in turn:

1 We would be happy for a condition requiring a method statement detailing how the historic rear walls are to be protected.

2 We would agree to the replacement of the disappointing Fletton brick wall with a more appropriate brick and laid using acceptable coursing. We agree that this would enhance the conservation area.

3 Dependant on ownership of this eastern wall we again would agree to the conservation officers comments.

4 An excellent point.

5 I believe that this could be covered in a condition asking for material samples to be submitted.

Points from Public Comments

Conservation area

It must be appreciated from our submission that the conservation area has been at the front of our thoughts throughout the design process. We have been at pains to point out that the purpose of the conservation area is not to stifle every sort of development. Indeed The St Faith's Conservation Area Appraisal and Management Plan states that its roles "are

*seen as the first steps in a **dynamic** process, the aim of which is to preserve and **enhance** the character and appearance of the St Faith's Conservation Area"*

Dynamism and enhancement do not come about as a result of no progression.

Character area of Grove Road will not be adversely effected. We have maintained a rear garden of in excess of 20 metres behind No 3 Grove Road. Views between the houses of grove road are already limited and already have a backdrop of roofs, chimneys and other built forms and trees. This development will have very little effect on this vista.

Overlooking

Overlooking of other peoples gardens have been well considered and we have been careful to design any overlooking opportunities out.

Parking

Please see response to Highways officer comments.

'Garden Grabbing'

Properties to the North side of Grove Road have the rare presence of a full road directly to the rear. No. 11 Grove Road obviously took the opportunity to exploit this situation with the construction of a garage door addressing Twittens Way. Another property has demonstrated that their garden are excessive but giving an area away to form parking for properties on the other side of Twittens Way. Please also note my response to the conservation officers comments regarding medieval burgage plots. Some objectors also refer to the development at No.23 South Street as an example of 'garden grabbing'. The application site wholly differs

from this example because activity and chiefly car movements associated with the new house will not have any presence in the main street (Grove Road).

Japanese Knotweed

The rear of the site has been effected by an influx of Japanese Knotweed which migrated into the rear garden of No. 3 Grove Road, from the rather un-maintained and un loved parking area to the rear of No. 5 Grove Road. The owner of the application site started a program of Knotweed irradiation on its discovery, through a professional specialist contractor. This process started in the summer of 2013. It is a three year program. We do not see this as a factor in planning approval.

PWP Architects 6th March 2014