

10 Brookside Road

Old Bedhampton

Havant

24<sup>th</sup> September

Dear Mrs Lealan

I would like to register my feelings about the new plan for the building of 2 new properties at 28 Lodge Road .

The proposal is for one of the properties to be a bungalow which will be at the top of my garden .

All the trees which were on the boundary of the two properties have already been removed , allegedly because they were diseased ,and it would appear from the plan that I will be looking at the back of the property with no windows ,just what will appear to be a solid brick wall . Both my garden and 28 Lodge Road are on sloping land which will make even worse to look at as the bungalow will be at the top of the property

Another thing that may well be a problem is drainage I already have 8 manhole covers in my garden and I think there may be problems with drainage with another property at the top of the slope , which I am very concerned about .

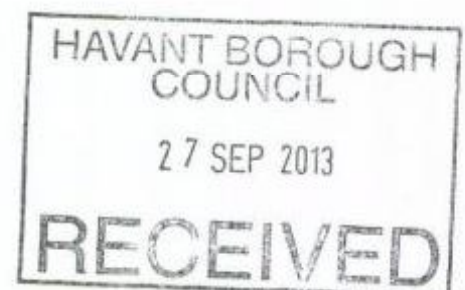
My house and garden were a lovely peaceful place but now I think there will be lots of noise , problems with cars at the top of my garden apart from the noise and disturbance of pulling down the original House which I am told has subsidence which usually can be put right

On the whole I think that the design and appearance and the privacy and outlook and the removal of trees which has already happened is not a good thing . When they took down the trees I was not notified about it and on 2 occasions my garden was covered with debris and I was left to clear it up myself and was not even notified why they were being removed until later when the first application and proposal was put in last year.

I Hope that my concerns will be considered

Yours Faithfully

Mrs O Delafield



28 Lodge Road,  
Bedhampton,  
Havant,  
Hants  
PO9 3LL

27<sup>th</sup> September 2013

Dear Sir,

Re Application AP/13/00841  
28 Lodge Road, Bedhampton

I refer to the planning application for this property, of which I am part owner. I have spent some considerable time since the previous application was refused in May 2013, discussing with each of the neighbours individually about their concerns relating to the development. While the plans must clearly fall within government guidelines, it is important to me that the anxieties of the people who have been my father's and my family's neighbours for very many years (my father lived in the house for 59 years) are addressed. I have spoken with the residents of no's 24, 26, 27 and 25 Lodge Road on more than one occasion, and made contact with no 22 Lodge Road. In addition I have discussed the plans with the resident of 10 Brookside Close whose garden backs on to the property and the residents of 15 Bedhampton Hill whose garden also backs on to the property. From our discussions the dominant concern about the original proposal was the number of houses to be built, and accordingly this has been addressed by reducing the number of houses proposed from three to two. Careful attention has been paid to ensuring that in addition to high quality specifications for the build, the new design of the front house is in keeping with other properties in the street, and has a more imposing appearance as requested by Mr Tate (no 24). The proposed bungalow will not affect the street view, and all the residents with whom I have consulted indicated they were happy about this. There has been no suggestion of dissent about the presence of a bungalow to the rear. I think this is positively significant, in particular from the adjacent properties (no's 26 and 27), and the residents of no 15 Bedhampton Hill, these being the properties which share the major part of the lands' boundary and would be the most affected by it. There has also been careful attention paid to access, egress and adequate parking, and number 28 can therefore continue to be a considerate neighbour with respect to parking the residents' cars and their visitors' cars off the road itself. This is an issue that has long been a problem for those of us living in Lodge Road.

The present property has extensive structural problems internally (related to the original build) as well as subsidence both front and back, and it is not financially viable to repair these, which I think is accepted by both the neighbours and Havant Borough Council. The house externally has little to recommend it in any case and a new, aesthetic design will be much more pleasant for others to live near. The proposed developer, Derek Warwick Developments, has an outstanding track record for high end, quality developments, with excellent design features both internally and

HAVANT BOROUGH  
COUNCIL

- 1 OCT 2013

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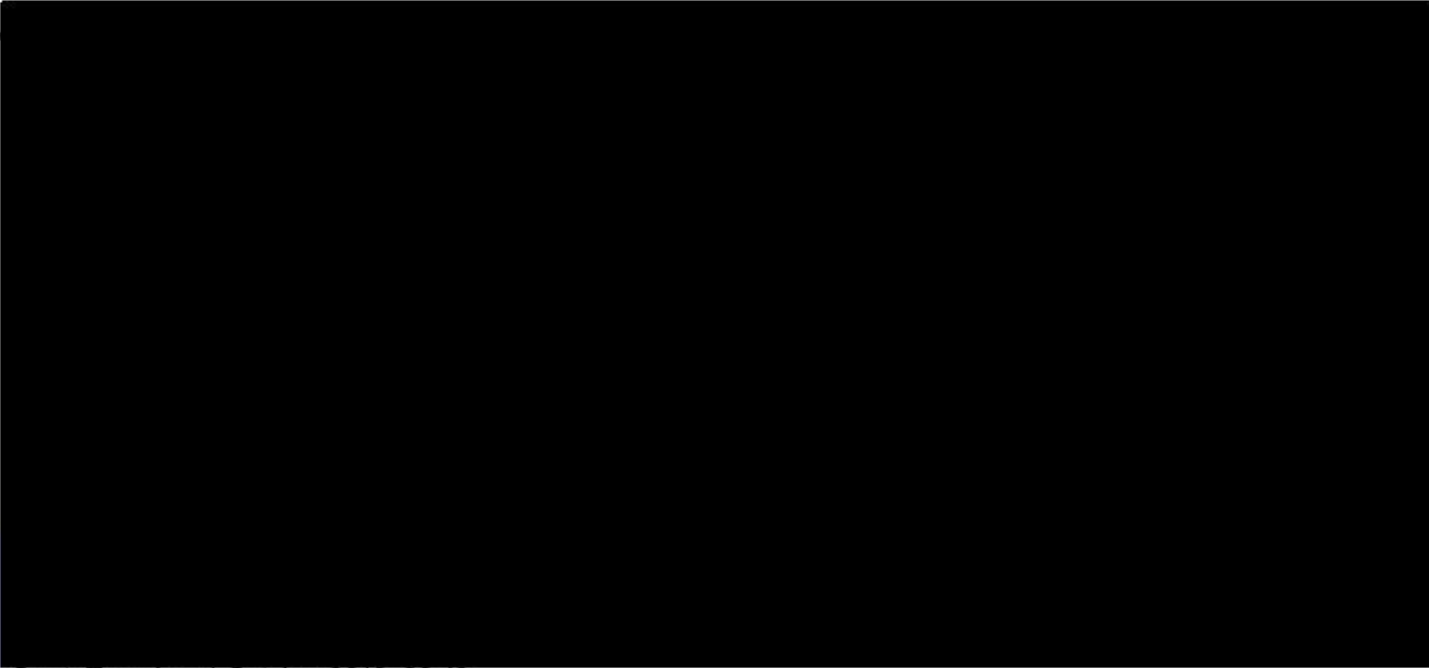
externally, and I am confident that this development would greatly enhance this end of the road, and could only add to the value of the houses around it.

I therefore hope that the strong support that now prevails in the neighbourhood for this development, *in particular from the immediate neighbours*, and the careful adherence to government recommendations and guidelines, and adherence to the highest standards of building design and workmanship, will now find the appropriate support from the planning department in agreeing this project.

Yours sincerely,



Dr Jane Foley MB BS FRCP



**Sent:** Tuesday, 1 October 2013, 23:43  
**Subject:** Planning application: APP/13/00841

**Planning application: APP/13/00841**

This proposal has received overwhelming support from immediate neighbours and from many other local residents and, at the time of writing, there is no apparent evidence of any opposition to it. I hope that this understandable popular local support and enthusiasm for these excellent plans has an appropriate influence on Havant Borough Council, and that HBC's consent will follow.

**G Grieve**

**28 Lodge Road  
Havant  
PO9 3LL**

28 Lodge Road,  
Bedhampton,  
Havant,  
Hants  
PO9 3LL

27<sup>th</sup> September 2013

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28 Lodge Road, Bedhampton

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COUNCIL

- 1 OCT 2013

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Yours sincerely,

A large black rectangular box redacting the signature of Dr Jane Foley.

Dr Jane Foley MB BS FRCP

15 Bedhampton Hill  
Havant  
Hants  
PO9 3JN

18<sup>th</sup> September 2013

Dear Sirs



Reference –Planning Application APP/13/00841

28 Lodge Road, Bedhampton, PO9 3LL

Following your letter regarding the planned development referenced above, we have reviewed your website for more detail.

We have concluded that we have no objections to the development as it appears in the above application.

We feel that the development and particularly the bungalow location will assist us with the boundary management of our adjoining properties.

Yours faithfully,

A large black rectangular box redacting the signature of S.D. Miller/C.J. Miller.

S.D.Miller/C.J.Miller

[REDACTED]

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**Sent:** 30 September 2013 17:25  
**To:** Representations  
**Subject:** Planning application: APP/13/00841

28 Lodge Road,  
Bedhampton,  
Havant,  
PO9 3LL

[REDACTED]

30th September 2013

Dear Sirs,

**Ref: Planning application: APP/13/00841 for 28 Lodge Road, PO9 3LL**

I am writing in support of the planning proposal for 28 Lodge Road. It obviously offers the opportunity for a truly sympathetic enhancement to the street scene at the top end of Lodge Road and it can only have a very positive effect to the outlook and amenity for the neighbours.

Yours Faithfully

Rosemary R Foley MSc

Dear Mrs Lealan,

26 Lodge Road  
BEDHAMPTON  
Hampshire  
PO9 3LL

I am writing 16/9/13  
to say that I approve  
of the new plans for 28 Lodge Rd  
Bedhampton PO9 3LL.

Yours sincerely



HAVANT BOROUGH  
COUNCIL

18 SEP 2013

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24 Lodge Road, Havant, Hampshire. PO9 3LL.

T



FAO Mrs Heather Lealan  
Planning Service  
Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant  
PO9 2AX.

Ref: RT/Lodge  
Y/R: APP/13/00841



26th Sept 2013.

Dear Mrs Lealan,

Development at 28 Lodge Road, Bedhampton, PO9 3LL.

You will know from my letters dated 25<sup>th</sup> October 2012, 4<sup>th</sup> January 2013, 4<sup>th</sup> February and 26<sup>th</sup> March 2013 that I act for my wife and residents at numbers 20, 22, 26, 25 and 27 who were in pre-application discussions with this developer and commented on the previous application re APP/13/00064.

We continue to accept that the existing house has structural problems and might be demolished and support in principle that it be replaced and that a bungalow be sited at the rear. Support for the new bungalow is given again provided that conditions prevent further permitted development that might detrimentally impact upon the amenity of number 26 (and the adjoining property in Brookside Road).

We previously questioned the developer's suggestion that the quantity of development then proposed was the only viable solution. This application suggests there could be another solution that we can support in principle and I understand you already have confirmation from Mrs Hill at number 26 of her support.

Turning to the detail of the application itself, the comments below are not arranged in order of significance. They simply work through the issues that arise where we believe a number of changes would benefit the application.

We note that again the application form has errors in Question 6. There is a proposed alteration to the vehicle access. It is being widened across the whole frontage. A new pedestrian access is also being created at the rear onto a public footpath.

The materials indicate tarmac for the shared entrance and one of the driveways. This raises concerns over permeability and surface water run off for such a combined extensive area. There have been recent flooding

Ron Tate, BA, DMS, MCMI, FRTPI,  
Chartered Town Planner.



incidents in neighbouring properties. By changing to block paviors for the private driveway of the house, the shared entrance tarmac area will be better delineated and overall drainage improved. The inclusion of a speed hump within the entrance would also discourage users from accelerating up the road into the property.

The six existing car spaces referred to are mostly in tandem and consequently, even if they were all used, the existing traffic generation impact would be significantly different from that with the proposed development. A concern remains about the turning space at the head of the road, which based upon the guidance in "Manual for Streets" is sub standard. It also has limited parking space. The applicant wrongly suggests in the D&AS that this is generous.

We remain concerned about the increase in traffic that will arise and are keen to see all possible steps to minimise this. Visitors to the 6 other properties here rely upon parking along the only two stretches of pavement within the turning area. Any additional visitor/delivery needs 'overspill' into the rest of the road. The additional dwellings will add to this demand. So, using the proposed on site shared entrance for parking for deliveries and short-term visitors to the properties would ease this. This option needs to be retained on a permanent basis using planning conditions.

The bungalow has no garage proposed. This is out of character with the road where every property has at least one garage. Notwithstanding that the bar scale is wrong on the Site Layout Plan, it would seem there is scope to provide a garage here in the south east corner in front of the bathroom and en suite where outlook will not be an issue.

There would also appear to be a significant amount of space to the east side of the proposed house that is surplus to the needs of the house and could, by moving the boundary wall position, together with a strip of land from the proposed garden be usefully added to the curtilage of the bungalow to widen the drive to 6m. This would enable longer-term visitor parking with this plot and vehicles to pass along the entrance.

The Highways Officer previously indicated that if you were minded to approve the previous proposal that she would seek a Section 106 Agreement to meet the cost of a Traffic Regulation Order should it be needed. This suggested that this issue could become serious. Yellow lines would not only be visually detrimental to the semi rural character of the road but it would also displace the current visitor/delivery street parking to other parts of the road thereby inconveniencing residents there. We believe that this is the wrong starting point for any proposed development here. We hope therefore that the reduced number of houses and maximising on site parking provision can overcome this concern.

One further minor issue related to traffic generation and safety remains. It is the potential conflict that exists at the end of the adjacent alleyway where



emerging pedestrians and cyclists, who ignore the ban, have no mutual sight line with any emerging vehicles from the property. It is not a cycle path as described in the D&AS. It has an order on it. Indeed, the sign is shown in Photo 4. Stripping back a section of existing hedging (2m) between the alley and the driveway here could improve the situation.

The earlier conversation with Ms Ford identified that, whatever proposal might ultimately be approved, there is a need for planning conditions to control the construction management. We again strongly agree and support this. This should not only include restrictions on working hours but methods of material delivery and the parking of workers and tradesmen's vehicles.

The developer claims in the D&AS that "there will be only a small increase in vehicular activity". There is no highway and transport assessment to accompany the application. However, we acknowledge that any increase will relate to the addition of the bungalow and we have shown above how this impact could be improved.

The content of Design Statement still raises serious concerns about whether the architect has ever visited the site and appreciates the true nature of the site context. It shows a distinct lack of local knowledge. We have referred above to the turning area and cycle ban. It also describes the road as having, "semi-detached Council/ex-Council housing of various styles." None of the properties have ever been council owned and all the semis are of a very similar style and character with only small changes in detailing e.g. replacement windows.

The Statement suggests that, "There is no one dominant style." Whilst this may be true of the nearby houses, shown in the photographs: this is not true of the road as a whole where the number of semis present predominates and where the detached houses have similar appearance.

The Statement also asserts that the development complies with government policy (NPPF) but does not indicate where or how this is achieved. It makes a virtue of the fact that; "the proposed bungalow will hardly be able to be seen from the site entrance at Lodge Road." The local planning authority felt this was a failing of the previous scheme.

We believe that the location of the site at the head of the cul-de-sac facing down the road requires a building of some presence. The proposed house now successfully picks up the character of other detached properties and provides an appropriate closing feature to the street scene. The relationship of this to numbers 26 and 27 now works better with the house set further back and at greater distance and spacing than the existing one.

For the bungalow, including suitable features that make it more obvious where it is located could reduce any nuisance that might arise. This is likely to require more than a gated entrance. A boundary wall or acoustic fence at the front of the house and a pitched roof and gable end to a garage at the end of



the drive might go some way towards this. The development may otherwise appear to be the same as other detached houses in the road that have double driveways on either side and finding the bungalow will be more difficult.

We acknowledge that any development will have some impact on our amenities. Nevertheless, we accept and support in principle the content of this proposal. In doing so we recognise that despite this the local planning authority may still have policy objections, the balance of which has not yet been overcome. For our part, if the scheme were to be amended to address the points made above and the suggested conditions were applied our position would change from support in principle to full support.

Yours sincerely,



R Tate.

P.S. I enclose an annotated layout plan showing the above suggested changes.



[REDACTED]

Sent: 28 September 2013 14:25  
To: Planning and Development Shared Mailbox  
Cc: Representations  
Subject: App. No. 13/00841

## **OBJECTION**

Dear Sir or Madam,

I refer to the proposed development of 28, Lodge Road, Bedhampton, PO9 3LL.

I act for my wife and the resident at No. 12, Lodge Road, in objecting to the proposed development at 28, Lodge Road – App. No. 13/00841, in the strongest possible terms.

Whilst I/we have not been in pre-application discussions with nearby residents co-ordinated by Mr. R. Tate, of number 24, Lodge Road, I/we have been fully appraised of the situation through recent discussions and development plans.

**I/we are in full agreement with most points raised in Mr. Tate's letter dated September. 2013 and wish to object to the proposed development based upon most of the issues contained therein.**

I/we are deeply concerned over the impact such a development would have on the environment due to the size and volume of traffic. Due to the geographical location of 28, Lodge Rd., such an impact would be felt by residents in Brookside Rd., Lower Rd. and Lodge Rd. I/we are equally concerned over the increase in traffic, post development, created by the increase in residency and their visitors. The **parking** situation in Lodge Rd. is already beyond full stretch and **any increase** would cause immeasurable problems. I/we are aware that parking spaces are provided as part of the development but does not guarantee their usage. Evidence of this can be seen, in Lodge Rd., most evenings/weekends. Large vehicular traffic have great difficulty in turning at present and any, inevitable, overspill on to the turn at the end of Lodge Rd. would make turning impossible.

Also, on the subject of safety, is the fact that the danger to any pedestrian emerging, from the link passage into Lodge Road, would be greatly increased if this development were allowed to proceed. The removal of hedges etc. would not serve to alleviate the danger to the disabled, blind or partially sighted and/or children.

Apart from the foregoing, if such a development were to be allowed it would be the first and only back garden development in Lodge Rd.

Yours sincerely,

David R. West.

14, Lodge Road,

Bedhampton. PO9 3LL

Reference: PLAN18867E

# Planning proposals online comment form

Name\*

Kevin Wood

Address\*

12 Brookside Road  
Bedhampton  
Havant

Post Code\*

PO9 3JL

Your telephone number

Your email address

Planning application ref. no. eg  
05/1234/00

13/00841

Application site address

28 Lodge Road  
Havant  
PO9 3LL

Applicant's name

Derek Warwick Developments

Why you think permission should  
or should not be given

The previous application for this property was turned down on the basis of over-development and I feel this is still the case, [REDACTED]

I note the survey into the potential damage to trees etc with interest. It seems to ignore the fact that a very large and mature pine tree was cut down just before the previous application was put in; no doubt on the basis that it would have been too near to the proposed bungalow.