

Orchard House, Fittleton,
Salisbury,
Wiltshire SP4 9QA

25 August 2022

Mrs Tina Pickup
Senior Planning Officer
Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX

REF: Planning Application APP/22/00569 at 17A-17B Avondale Road

Dear Mrs. Pickup,

Thank you for your helpful Emails of 24/08/2022 and 25/08/2022 and for the opportunity to present a revision to the PLAN drawing, which is enclosed as Amendment A to drawing H1.

To meet the space criteria for the double bedroom and the minimum 50 square metres of floor space I have added 0.6m to the length of the building and 0.4m to the width. The floorspace is now 51.48m². Whilst this has been at the expense of the amenity space, this was originally very generous and is still generous.

I have also taken the opportunity to improve the layout of the kitchen and ensuite shower, also showing revised window and door positions.

I consider that this is now a well-balanced building which is suited to the plot and compatible with the existing bungalow developments in the area. It meets the Local Plan objectives.

Avondale Road is a mixed development in which the lack of parking within the curtilage of the 2-storey properties has created roadside parking problems and pavement parking, tainting the area. However, all of the bungalows appear to have adequate parking facilities.

Brooklyn Drive is a mixed development where the 5 single-storey garages at the southern end, near to the application site, are of little merit. A bungalow, similar to those in Avondale Road, would enhance Brooklyn Drive, a view shared by local residents.

Nutrient Mitigation

Thank you for your helpful comments. This is not an easy system to navigate for a first-time user. Revised copies to follow.

Highways

Your comments are noted.

Committee v Delegated

I served on the Planning Committee of Kennet District Council from 1999-2009. It was a pleasure to serve with them on many important matters.

The local Havant Borough Councillors have seen the proposal. For this application, which is substantially different to APP/21/00944 there appears to be a weight of opinion in favour. I would be very happy to come to committee.

Third Party Reps

The objections do not appear to have merit in planning law.

Overall

I have carefully read through all previous applications and judgments back to 05/67971/001 in 2005.

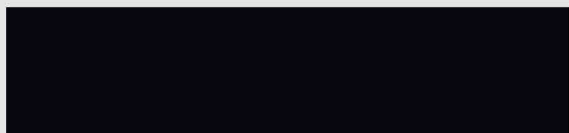
Regrettably, the previous applications for a 2-bed bungalow were overdevelopment and were duly refused.

Your Email of 01 May 2020 (para 9) to Mark Holman referred to a '1-bed unit'. However, the Architect advised his clients to pursue his 2-bed solution. The application was rightly refused.

His APP/21/00944 for a 1-bed unit across nearly the full depth of the plot was also refused. I do not support the remainder of the judgment appertaining to the suitability of the site.

My APP/22/00569 is substantially superior in design, meeting the points raised by Officers and Appeal Inspectors in previous applications. The outstanding matter is the Officer view since 2005 that development on the site would be detrimental to the amenities of the area, which has not been tested for this application.

Yours sincerely



Alan Wood

Agent

