

Re: Planning Application for the Land Adjacent to 27 Emsworth Road, Havant. Ref: APP/22/011941

I wish to raise an objection to the planning application for the following reasons.

1. NO PARKING PROVISION in an area with parking pressure. There will not be any parking spaces for the two homes. This will lead to parking in front of Bernard Powell House and in the residential roads; Oaklands, Bellair, Connaught and Montgomery and Pine Grove which are being increasingly used for both daytime and overnight parking by non-residents. Occupants may also consider parking at White Ladies Court which is opposite the proposed development site and private parking only or in Wheelwright Arms car park. Emsworth Road is a busy road into Havant and bus route. Any vehicle left parked in that road causes a backlog of traffic and delays the buses.

The proposal is contrary to Havant BC policy on parking provision. Cllr Pike as a ward councillor is aware of the parking pressures in this area.

2. NO HOUSEHOLD WASTE STORAGE PROVISION. No provision for and waste bins. The planning consultant suggests that waste can be stored in the kitchen for two weeks and then put out in plastic bags on waste collection days. This seems unsatisfactory and will attract vermin which has happened in the past at the Wheelwrights Arms when their large bin was left open and at the rear of Bernard Powell House when their waste bin was damaged. Havant Borough Council will have information on file about this. Rats come to this area looking for food from the nearby Hayling Billy Trail.

3. NOISE FROM EXTRACTION AND VENTILATION EQUIPMENT IN CLOSE PROXIMITY. At the time of the last application the extension to the Wheelwrights Arms Pub and Restaurant had not been built. On the extension roof there is air conditioning and extraction equipment. These run most days from opening time for many hours until 11.00pm and sometimes longer. Occasionally they run all night. This causes a loud rotating engine sound which will be in extremely close proximity to the proposed studio flats development. This will make it very noisy in the accommodation particularly in hot weather when ventilation is needed and residents would need to open their windows.

4. THE BULK AND SCALE OF THE BUILDING. The proposed building would create an alleyway a closed in space which some Bernard Powell House tenants will have to walk through to access their homes. The tenants of Bernard Powell House are older or disabled people. If developed the windows on the south elevation would look out onto the back of a hoarding.

5. OVERDEVELOPMENT OF SITE AND OVERSHADOWING of the area around the plot.

6. OVERLOOKING AND LOSS OF PRIVACY. The Proposed building with large windows and balconies on the northern elevation would cause overlooking into the gardens to the north in Oaklands Road from anyone sitting on the balconies or looking out. This will lead to a loss of privacy for the occupants. The windows and balconies on the north elevation first floor will also look down into the rear pub garden of the Wheelwrights Arms where customers sit and eat and drink.

7. LOCATION NEXT TO A RESTURANT. The Wheelwrights Arms has live music and customers who sit in the garden generate noise, this would be in very close proximity to the two proposed homes.

For these reasons this tiny plot is not suitable for residential accommodation and is overdevelopment of the plot.



