

FAO:

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Planning Services
Havant Borough Council
Civic Centre Road
Havant
PO9 2AX

Ref: APP/24/00639
10 Portsdown Hill Road, Havant, PO9 3JX

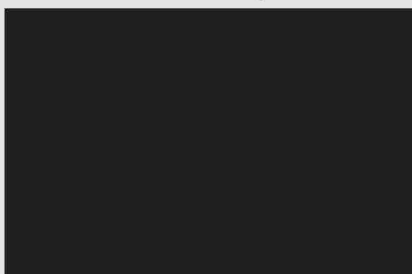
To whom it may concern

Further to your recent notice of the above application dated 24 September 2024, I have registered my objection this proposal online. However, the comments I wished to register were severely curtailed due to the limit of 5000 characters (including spaces!) on the comments page.

It is essential that as much information and/or comments can be provided to the Planning Service team before a decision is discussed. I therefore, enclose the full text of my objection so that all of my comments can be placed on record.

I would emphasise that neighbours are not aware that this property is listed officially as 10 Portsdown Hill Road. The address of the property is known locally as The Dell and as I have stated in the attachment, even Google Maps shows it as such. Some documents within the application, and the previous application also give the address as The Dell. I am concerned that this could lead to people affected by the application to ignore the letter due to this 'dual' address issue.

Yours faithfully



Planning Application APP/24/00639

No 10 Portsdown Hill Road

General Comments

I/we wish to object to this planning application for the following reasons:

The location is not a development area. The local area is a well-established urban estate, which in the main, is peaceful, quiet and relaxing. The environment has been nurtured over time and is reasonably verdant with mature gardens. There is a mixture of wildlife which includes foxes, hedgehogs, squirrels and species of garden birds, including numerous jackdaws which roost/feed young in the late spring.

We believe that building a new domicile in this environment would be detrimental to the local ambience introducing additional persons with associated noise, disturbance and disruption to a location that is, in reality, a family garden.

Creating a new dwelling solely for family needs could lead to other similar applications for anyone with the space to build a small domicile for family members.

Nearly 2 years has passed since the original application, APP/23/00024, was lodged by the applicants. The need for this accommodation, therefore, cannot be critical to the applicant.

The Address of the Property

The process for comments is flawed in that it is not common knowledge that the address for this property is Portsdown Hill Road. To all intents and purposes, the property is located in The Dell. Google Maps identifies the road to this property as The Dell and at least one report from the original application APP/23/0024 refers to the address as The Dell, off Portsdown Hill Road.

The use of the Portsdown Hill address is misleading and leads local residents who may be affected by this application to assume that the application does not apply to them.

General Impact and Privacy

The proposed layouts are not to scale so without dimensions it is difficult to assess how close to the Woodville Road boundaries the applicant intends to build.

The boundary trees provide adequate privacy from the existing domicile, which is set back from the boundary fence. However, it is not reasonable to claim that the boundary trees would screen, absorb sound and provide privacy with regard to this application.

The proposed dwelling is described as being similar to the existing house which is a very high, chalet style bungalow: high enough for attic extensions to have been installed. A report from the original application APP/23/00024 suggests that the height of the proposed dwelling could be more than the proposed 7 metres. A property of this size built close to the border of another as planned will have an immense impact especially with the additional height needed due to the sloping terrain which could add another metre to the lower side elevation. (See below).

The trees would no longer provide adequate cover, especially in the winter during which there is no foliage. Therefore, there would be no screening, privacy or sound insulation at all for at least 6 months of the year.

The geographical profile looking from Woodville Road, to the applicant's property, shows a slope downwards and a steeper slope towards the left side. (Looking from the Woodville Road boundary). The proposed building will be significantly higher at the side elevation to account for this slope and to maintain a level foundation.

As well as increased noise, the new dwelling will have lighting which will shine through the trees. Should security lights be fitted, these will have a significant impact on us as their glare will be easily visible from our property all year round, but especially in the winter.

Trees

The tree report attached to this application is dated 18 June 2019 and is therefore out of date. It also shows the address of the property as No 10 The Dell.

The following is an extract from the application APP/23/00024 dated approximately January 2023:

5 Statutory and Non Statutory Consultations

Arboriculturalist

I can't see anything on file that has accepted the removal of the two ash trees in the rear garden of the property but shown on the submitted photograph? Do you have any information regarding the two trees.

The information submitted to consider the impact of the trees on or surrounding the site is not sufficient to determine the potential impacts, if any to the proposal. Please could a tree survey and dimensioned tree protection plan as part of an arboricultural impact assessment and an updated method statement be provided.

Is the Council satisfied that there has been no systematic process of tree removal specifically to facilitate the current application APP/24/00639. We have no proof that this is true, but nonetheless, trees which we believed were subject to TPOs appear to have been removed over time, resulting in the need for tree preservation requirements for this application to be minimised.

Trees which form parts of the boundary are well established and would be in serious danger should building works be allowed in their proximity. Existing trees have been reduced in number. Any further deterioration would be unacceptable.

Reason for the Application

The following is an extract from the application APP/23/00024 dated approximately January 2023:

8 Conclusion

8.1 In the absence of adequate evidence to demonstrate that the proposed annex would have a functional link with the host dwelling and be occupied on an ancillary basis in perpetuity, the proposed 2 bed annex comprising of living room, kitchen and dining area would be tantamount to a new dwelling which, due to its frontage siting, could readily be occupied independently creating a new planning unit on the site. The proposed annex is not considered to be subservient or subordinate in footprint or scale to the host dwelling and in design terms would have a poor relationship with the host dwelling resulting in a cramped and contrived appearance, contrary to policy CS16. In addition it has not been adequately demonstrated that the proposed

The application for a significant amount of parking and driveway space could be an indication that there is a business motive behind the application

Again, it is difficult to see how the Council could police this if the application is successful.

Self-Build

Self-build would not be subject to the same level of Health & Safety precautions as a commercial project. We believe that self-build has the potential to be more hazardous than a formerly managed build.

Council inspectors cannot be on site all the time and in the absence of qualified project managers the risks will be higher and without supervision, risk assessments are not usually adhered to.

In addition, there is no timescale for the build in the applicant's plans. The work could be subject to financial constraints, other work requirements or other delays which would be detrimental to the area.

Conclusion

I/we object to this application and ask that the Planning Services take our comments into consideration before ruling. We believe that once planning permission is granted, it cannot be rescinded easily so it is vital that this application is scrutinised fully before a decision is made.

