

FAO: Steve Weaver

Date: 30/11/2020

Regarding: Objection

Application APP/20/00696 162 Stakes Hill Road

Sub-division of existing house to form 1No. 2bed and 2No. 1bed apartments and erection of a two storey side extension to form 2No. 2bed apartments with provision of car and cycle parking and bin storage. (Revised).

Dear Mr Weaver,

We would like to submit an objection in respect to the above proposed development and the decision to grant planning permission to the development.

It is with great concern that we submit this complaint based on a number of appeals raised in respect to the proposal and concern for the welfare of our fellow neighbours/ pedestrians and school children who utilise the through roads and surroundings daily in close proximity to the proposed development.

We wish to submit a complaint based on the following:

- R24. The proposed design and external appearance of the building is unsuitable for the area because it is out of keeping with the surrounding residential area contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1
- R26. The proposal would result in development at a 2- storey height across (virtually) the whole width of the plot, resulting in a loss of space about the building to the detriment of the visual amenities and special characteristics of the street scene. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1
- R28. The proposed development would result in an excessive build bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1
- R30. The proposed development by reason of its bulk, height, and prominent position would be an incongruous feature within the street scene to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1
- R164. Any development on this site without adequate provision for rear loading and parking facilities would be likely to interfere with the free flow of traffic on Durham Gardens to the danger of road users. The proposal is therefore contrary to policies CS16, CS19, CS20, and DM13/DM14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, Planning Policy Statement 1 and Planning Policy Guidance 13

Please also see below a statement from one of the long-standing members of Durham Gardens, [REDACTED] which encapsulates all of the above points from a personal view point which I am sure would be replicated throughout all members of Durham Gardens:

[REDACTED] has lived in Durham Gardens. I came here in 1982 after living and working in Borneo for many years.

This road was just a lovely quiet place to see with trees down both sides of the road. The houses with Portland stone fronts and front gardens of neatly cut grass and flowers and not many cars it was a dream of a place to live.

The house at 162 Stakes Hill Road had a large rear garden that backed into Durham Gardens and had a fresh water well that could supply drinking water to anyone if we ever had a short fall of water. There were also 6 beehives and if you wanted any honey you could just go to the owner of the house and buy some.

Then 162 Stakes Hill Road was sold I think to the now owner that had no intention of living in it but to turn it into a house building site.

First part of the rear garden went and so did the beehives and two large 4 bedroom houses were built which left some of the rear garden but not for long. Next came two more 3-bedroom houses even though the people of Durham Gardens tried to stop it even though it had a fresh water well which is now covered over.

The next thing the owner of 162 Stakes Hill Road tried to do was have the Copper Beech tree cut down in the year 2006 so they could come out of the front of the house into Durham Gardens. This tree and another tree had been in the front garden of 162 Stakes Hill Road for ever and had PTOs on them so that was stopped. That did not stop the owner from still trying to build in the front garden.

March this year the owner of 162 Stakes Hill Road tried to get a 2 ½ story block of flats built in the front garden where if it had been built 16 people could have lived in it. Where were all the cars going to go as there is no room on that propriety? That was stopped.

Once again, the owners of 162 Stakes Hill Road are trying again. This time September 2020 they requested their block of flats to fit alongside the old house which together with the old house could hold 16 people. With parking for 7 cars, so where will the remainder park in Durham Gardens where there is not enough space for cars that are parked in the road now.

Durham Gardens is a small road already full of cars, vans, and some lorries. We are the only road without yellow lines unlike the two roads either side of us. People from the pub the dentist and all the people that take their children to and from school everyday park in this road. Every day we have people that do not live in our road parking on the green verges in front of our drives and just making our lives a misery.

Now I hear you may let the owner of 162 Stakes Hill Road build again in their front garden with no consideration of the people of Durham Gardens and all the people and children that walk on the pavement that pass the entrance to 162 Stakes Hill Road every day.

Do you not think the owners of 162 Stakes Hill Road have made enough money on the houses that they have had built in the rear garden of the large house already?

I hope that when some child or older person is hit by a car coming out of 162 Stakes Hill Road you feel guilty for what you are about to do.

Durham Gardens is no longer the dream place to live in like it was years ago."

We would appreciate if you would take the time to re consider the approval of the application based on the above points.

Kind Regards

