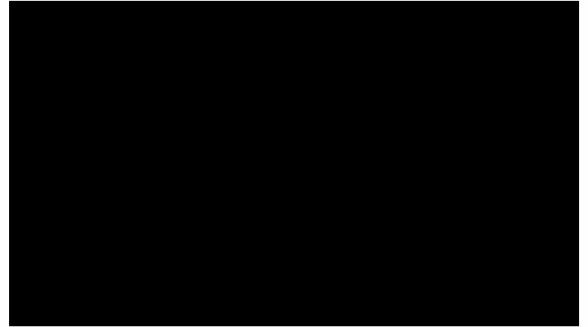


11th January 2024
Attn Ms Kayleigh Taylor
Havant BC Planning Dept
Civic Centre Road
Havant PO9 2AX

Reference 30 Queens Road
Planning Application APP/23/00834



Dear Ms Taylor,

With regard to the above application we wish to object to the proposed construction, the main reason being that it is **out of keeping with the street scene and contrary to the plot scale and rhythm set out at Table 4.1 in Section 4.1 of the HBC currently adopted Design Guide Supplementary Planning Document(2011).** It would also **establish a dangerous precedent for future applications which, if successful, would further erode the street scene and the distinctive nature of Queens Road.**

We, therefore, make the following points in support of our objections and include a number of photos to illustrate the points which we are making.

1. **Out of keeping with the street scene:**

- i. Firstly, it is important to bring to the planner's attention the fact that we have been residents at [REDACTED] This is a property which is [REDACTED] no 30 and, more specifically, directly in line with the proposed construction. Provided below are photos which highlight the view we have enjoyed [REDACTED] of the beautiful Edwardian houses immediately opposite us and their siting within the distinctive nature of the whole of the north side of Queens Road.



In Table 4.1 **Local Patterns of Development-Analysis and Response, Section 4.1 of the HBC currently adopted Design Guide Supplementary Planning Document(2011)**, it sets out that the gap between buildings **'Plays an important part in forming the character of an area'**.

The gap between nos 24 and 30 along with the gap above the existing garage building to the latter also affords us with pleasant views of the landscape to the rear of this property which stretch down the garden of no 30 and beyond, with views to the distant countryside. The proposed construction would be contrary to this guidance by further detracting from the distinctive character of the existing property and Queens Road itself.

The photo and the annotated photo below show how the lovely view from 17 Queens Road would be totally ruined and the street scene completely spoilt if the proposed building were allowed to be built.



- ii. In Table 4.1 **Local Patterns of Development-Analysis and Response, Section 4.1 of the HBC currently adopted Design Guide Supplementary Planning Document(2011)**, it states:

'The layout of development should reflect the layout and pattern of development in the neighbouring area, looking to adjoining properties first..... The width of the plot and width of the proposed building should be similar to that prevailing in the local area, looking to immediate neighbours first....New development should follow the established pattern of properties on the street.'

The proposal to demolish the garage and studio block, a beautiful distinctive building in itself, which complements the main house that is no 30, and replace it, by **'sandwiching in'** a 3 storeyed modern construction, so close up to the main house (2 metres), and significantly blocking light to its eastern elevation, which boasts large windows on both ground and first floors, which would then look out to a solid brick wall, effectively destroys the balanced and distinctive nature and attraction of the existing property as well as the whole street scene.

The photo below illustrates how 30 Queens Road would be totally spoilt if the proposed building were allowed to be built with the east elevation blocked by a solid brick and rendered wall only 2 metres from the windows.



In conclusion, the proposed development clearly does not have regard to the above guidance and does not respect the established building to plot width ratio. The proposed development is 'out of scale' and balance to the other properties in its vicinity, thereby compromising the character of road and the properties within it .

2. Establishing a Precedent : Case Histories

- i. Queens Road does have some history of successful planning applications for additional housing on the north side of the road. These applications were successful because these developments are '**Tandem Developments**', which are well set back from the main front line of the road, at the end of a lane, thus preserving and respecting the distinctive character of the road and, therefore, in keeping with the existing street scene. It is clear that these applications aligned with the requirements set out in **Table 4.1 Local Patterns of Development-Analysis and Response, Section 4.1 of the HBC currently adopted Design Guide Supplementary Planning Document(2011).**

There are several instances of this:

- a) Houses 26 and 28 are set back at the end of a lane shown in the photo below, thus protecting the street scene and the distinctive nature of the Edwardian properties no 30 and no 24 which are on either side of the lane leading to the set back properties.



b) **House no 22**, built on land previously owned by no 20, is a bungalow, well set back at the end of a lane, also thus preserving the street scene and the distinctive character of the two houses at the front, namely houses nos 20 and 24 as the photo below shows.



c) **Houses nos 8,10 and 10A**, built on land previously owned by properties at the **front of the road**, is well set back at the end of the long lane shown in the photo below, once again protecting the distinctive nature of houses nos 6 and 12 and therefore having due regard to the preservation of the street scene and the guidance in the above mentioned HBC Guidance Document.



- d) On the south side House no 3A received planning approval following previous applications for building, which were rejected because they were not in keeping with the street scene. House no 3A shown in the photo below is another development, well set back, and which is much more in keeping with the street scene.



All these instances demonstrate that one of the key factors in determining the success of each application is the fact that they are well set back and are not detrimental to the overall street scene.

It should also be noted that, some 15 years ago, there was a similar application to build a property next to no 34 which was refused, as it was deemed inappropriate to the street scene in Queens Road.

Therefore, if the planning application for the proposed property to be built next to no 30 were approved, not only would it go against all previous HBC decisions regarding the preservation of the street scene in Queens Road and go against its own current guidance, it would also establish a precedent allowing, say, the owners, if those parties so wished, to do exactly the same between nos 16 and no 12, causing further deterioration of the street scene that is Queens road.

3. Conclusions :

Contrary to the applicant's conclusions in his Design & Access statement, forming part of the planning application, this proposal, if approved, would:-

- i. not be in keeping with the existing street scene;
- ii. seriously detract from the distinctive character of the north side of Queens Road, with its very attractive Edwardian houses;
- iii. seriously impact on the distinctive character of no 30, an Edwardian property which has been long established and well appreciated by our community.;
- iv. go against all previous HBC decisions regarding the preservation of the street scene in Queens Road;
- v. be contrary to its own HBC Design Guide (2011) , as referred to above;

- vi. fail to respect the privacy, outlook and sunlight in respect of either of the immediate adjacent properties and the outlook of some of the opposing properties on the south side of Queens Road; and
- vii. establish a precedent allowing the owners, if those parties so wished, to do exactly the same, say, between nos 34 and 30 and nos 16 and no 12, causing further deterioration of the street scene that is Queens Road.

We, therefore, respectfully request that this application be rejected.