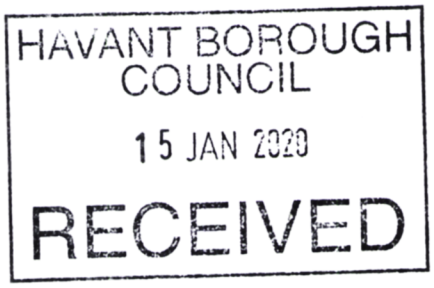

[redacted]

11/01/2020

HAVANT BOROUGH
COUNCIL
15 JAN 2020
RECEIVED

Your Ref. APP/19/01237

Dear Sir/Madam,

Having met with one of your planning officers (I'm afraid I have forgotten the lady's name, my apologies) at our address a few days ago I am writing to make a formal objection with regard to the above planning application submitted by the owner of No. 2 Chalton Crescent, the house next door to my house.

As you will see from the local street plan, we are the house to the right of no. 2 (as you face the property) on the other side of the intervening footpath.

Just to set the scene, there is currently a self-seeded tree growing on the grass next to the footpath, and adjacent to our fence. Although I am very happy that the tree is there, I am also aware that it could be pruned, or removed, by the council at any time. This action could be initiated at some point by the owner of No. 2 on the basis that it encroaches on their property, and could even possibly be damaging their foundations, although I personally doubt this. At present, the tree affords us a large amount of privacy, as our garden can be partially overlooked from the rear windows of No. 2, as well as other houses in that terrace.

The main concern with the proposal to build a self contained unit in the roof of No. 2 is that the external staircase and landing would afford a grandstand view over our property during the winter months, and into late spring when the tree is bare, and, if the tree were removed, during the summer as well.

The landing/balcony part of the design would also be a natural gathering point for smokers, and I can picture a scenario with one or more people standing on the balcony, door open, music playing and smoking whilst overlooking our garden. You can imagine how noisy this could be if the tenant was inconsiderate, but at night, when sounds carry, even low level conversation from such an elevated platform would constitute a nuisance to us, and even more so for No. 4, on the other side, I would imagine. Added to this, a metal staircase and landing would, by nature of the construction method, be very noisy, especially at night, and would also deteriorate, as all steel-work does, and become an eyesore over time. I have to say that, even when new, such a structure would, in my opinion, be very imposing and unattractive if I'm honest.

We all know that one can have good neighbours, or bad neighbours, and currently, the tenants of No. 2 are, overall, quite considerate and good neighbours. However, as the household seems to be made up of taxi drivers, there is a lot of activity at night with vehicles coming and going into the early hours, and if the new proposed self contained unit is occupied by another taxi driver, then that would probably cause a noise nuisance at night, even if only by footfall on metalwork. However, if the property were to change hands, or just tenants, at some future point, then we could have a serious noise and/or privacy invasion problem. I would hazard a guess that the property in question is well known to the council, and possibly the planning department, due to the many problems caused by the tenants who were in occupation under the previous owner of the property? I shudder to think what it would be like living here if we had tenants like that living in the proposed self contained unit!

There is one other consideration to take into account, and that is vehicle parking. Currently Chalton Crescent has too many vehicles parked, especially at night, and particularly in and around the area of No. 2. This is partly due to the fact that No. 2 is occupied by several taxi drivers who need to park their vehicles close by, and partly due to the fact that the many flats that are accessed via the footpath have nowhere to park adjacent to their properties, and therefore, understandably, park as close as possible to the end of the footpath. This problem will only get worse with time, as more and more people become car owners, and more houses become fully occupied due to the pressure on housing in general.

I think that pretty much outlines the thoughts of this household in relation to the planning proposal, but I would also add that there is nothing else of a similar nature in existence locally, as far as I am aware, and I think it would be completely out of character for the area, and would be setting a dangerous precedent.

If I were working for the planning department (something that I would have loved to have done, and in fact attempted to do many years ago) then I would be looking to reject this application, and gather evidence, such as this letter, with a mind to being able to prevent progress should the application go to appeal. As such, I'm hoping you are of a similar view, and can therefore make use of this letter in such a way.

If you require any further input from anyone in our household the please do get in touch, as we will be only too happy to help.

Yours faithfully,