

Havant Borough Council Ref: APP/24/00179

Proposal: Construction of a new 2 bedroom chalet/bungalow on the existing land of 91 St Thomas Avenue.

Amended Proposal – 22 April 2024

Attention of: Mrs T Pickup

Thank you for your phone call regarding the time to comment on the revised plans lodge on 22 April.

We would request answers to the questions detailed below on the initial application forwarded in our email dated 23 March in particular

1. Location of air source heat pump condenser
2. Prevention of future development of dormer windows
3. The hedge [REDACTED] must remain [REDACTED]
[REDACTED]

The latest submission shows cars driving along the footpath to enter and leave the property. [REDACTED]
[REDACTED]

The car routes on the “proposed parking plan” pass directly though the boundary post [REDACTED]
[REDACTED]

In the “amended location plan drawing” the boundary marked in red is too far from 91 St Thomas Avenue.

The proposed new property has been turned on its axis and is further down the garden on the new plans and will overlook [REDACTED] particularly from dormer windows.

Two cars are shown parked in front of the existing property (91) where the hedge has been removed but the title “existing hedge to be retained” is still shown.

There are waste bins located by the front door of 91 St Thomas which would be unsightly.

On drawing “amended site plan” the telegraph pole is wholly on property, [REDACTED] by approximately 0.5 metres and the red line on the plan goes directly through the centre of said pole. The actual boundary goes from the square brick pillar at the top of the drive [REDACTED] to the bottom of the garden. The red boundary in the front of 91 is at a incorrect angle.

Below is a copy of the email sent on 23 March, 2024, we believe these points are still relevant to the amended planning application.

For the attention of Mrs T Pickup
[REDACTED]

The following raise concerns for us:

The existing property at 91 St Thomas Avenue is 5 bedrooms and when sold potentially there could be up to 5 cars requiring parking. The plot appears to be unable to support off road parking for this number. The shared access effectively means the owners of the existing property cannot park 2 cars in front of the garage and perhaps only 1 or 2 in the area in front of the house. Extra cars and visitors will have to park in the cul-de-sac which could block access to other properties and if cars are parked on the carriage way the access [REDACTED] will be blocked, in particular emergency vehicles.

Air source heat pump condensers can reportedly cause noise pollution. We request that the position of the pump be well away [REDACTED] to the eastern side of the proposed new build.

We request that the Council remove permitted development rights to prevent future dormer window(s) installation that will overlook [REDACTED]

If approved can the Council ensure that working times comply with standard environmental and health & safety rules and that a construction and environment management plan is available.

[REDACTED] we would require assurances that the hedge will not be damaged or removed during the construction of a new building or at anytime afterwards.

The boundary between the existing property and the new build is not clear on the plans. Will 91 St Thomas Avenue have access to the rear of the property from the outside?

The planning applications states that the first floor of the property will be self contained to enable 'live in' carers for the resident. If carers are no longer required can the first floor be rented to a tenant, with increased car(s) or sold as a separate property?

[REDACTED]

Comment submitted date: Sat 23 Mar 2024

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