

Mrs T Pickup

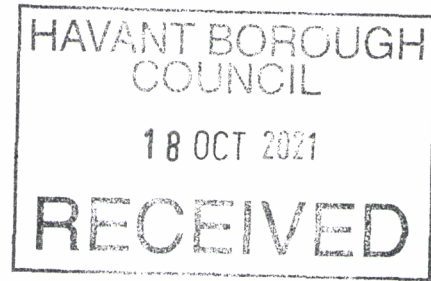
Planning services

Public Service Plaza

Civic Centre Road

Havant

Hampshire PO9 2AX



Planning Application No: APP/21/01041 - Erection of 2no 3 bed and 2no 2bed dwellings, land between 26 and 32 Padnell Road.

I wish to register my strongest objection to the above planning application for reasons of:

- **Outlook and Privacy** - The proposed building of plots 3 & 4 will be an overbearing feature that will be visible from all areas of my garden and my rear living rooms and bedrooms. The gable end wall and roof will have a dominating effect on the outlook from my residence and will be constantly in eyeline. The rear half of my garden will be overshadowed by the large gable end and roof of plot 4. These plots will introduce noise and light pollution to the rear gardens where previously there was none, and a peaceful environment was present for rest and relaxation in private. The properties will also introduce social activities including TV/Music/BBQs and social gatherings detrimental to my peace and privacy. Noise from vehicles and pedestrians and illumination of my rear rooms from vehicle headlights particularly during the hours of darkness. New perspective residents will require security lighting to plots 3&4 this will be detrimental to all neighbouring properties, and the TPO trees which will have their canopy lit up (Bats in the area). This area is and always has been a quiet, dark, and peaceful area. Overall, the plots 3&4 will be a dominating feature and will be unpleasant to look at from the rear garden and rear rooms of my house, and neighbouring homes. Despite the big and fancy words used in the Planning and Access Policy Statement this development offers nothing positive to the neighbourhood.
- **Parking/Traffic** – The entrance to the church is directly opposite the site in question and will result in a large number of vehicles entering/leaving Padnell Road in the same place. The road is already very busy, particularly during weekdays (rush hour) due to school traffic and the local health centre staff and patients using the road for parking and Nightingale Lodge, visitors, and groundsmen etc. The road often becomes extremely busy with parked vehicles blocking driveways and obstructing traffic flow. It is a frequent occurrence for busses and HGVs to become stuck because of this. The street parking areas situated around the development site are quickly filled each morning, some cars are often parked all day from early morning until late. Adding the proposed development will only add to and exacerbate this problem.
- **Site development** – All other plots in Padnell Road contain only one habitable dwelling all of which are in linear alignment towards the front of the plots, with large gardens to the rear. Plots 3&4 would completely go against this trend and would be out of character with the rest of the neighbourhood. This would, if approved, would be the only plot with a second habitable dwelling at the rear of the plot, along the whole of Padnell Road. Most residents living on Padnell Road have purchased their homes because of this and are thankful for their

large gardens. Previous applications for similar and smaller developments have been refused planning permission due to their siting to the rear of the respective plots and the harm they would cause to local amenities and outlook.

Other previous proposals similar in design have previously been refused planning permission:

APP No: 06/71368/001 was refused for being "Detrimental to visual amenities and quiet enjoyment of adjoining properties", "The proposal would set a bad precedent encouraging future development of rear gardens. This is out of character with the locality" and "Bulk and height would be an incongruous feature and detrimental to visual amenities". It should also be noted that the subsequent appeal for this application was also refused.

APP No: APP/10/00293 – was refused for "The entrance road and parking area would result in detrimental impact on quiet enjoyment of neighbouring properties with increased noise, activity and disturbance", "the proposal would result in excessive bulk to neighbouring properties to the detriment of visual outlook and amenity", "Access road would potentially introduce risk to highways", "the development would substantially increase the built up appearance of the site which would be visible from the street and nearby properties which is harmful to the character of the area". It should also be noted that the subsequent appeal for this application was also refused. It should also be noted that the subsequent appeal for this application was also refused.

APP No: APP/20/01026 – was refused for "due to the position of the drive, turning point and parking area to serve the new dwelling, the proposal would have a detrimental impact on the living conditions of the host dwelling, and the adjacent neighbouring properties by reason of noise and disturbance." "the proposal would not result in a sufficient high quality amenity space for the future users of the development"

All the above is also true for this proposed development so must constitute fair reason for refusal. The council cannot refuse other similar plans but grant this one in the same area and circumstances.

In relation to the proposed access road - I have concerns that this will have a negative effect on the surface water drainage water channel that the road will be built on top of. The road and its foundation will prevent surface water draining as it currently does and could easily introduce contamination into the water course from vehicles (oil/chemicals/brake dust/particulates). The access road would not allow emergency vehicles access due to its lightweight construction being unable to support large heavy emergency vehicles. To enable this to happen a more substantial foundation would need to be built which would further damage and restrict the water course. If emergency vehicles were to access the rear plots 3&4, they would then have to reverse out the site which is not acceptable.

- **Proximity to existing buildings** - The siting of the proposed building (plot 1&2) at the NW corner that it gives me concern as to the impact of the footings on existing buildings (No 26). It does not maintain distances between dwellings as quoted in the Planning and Access Statement. Plots 3&4 are extremely close to the boundary of No 26 with plot 4 having a high hipped roof to its front facing No 26 causing overshadowing to the rear of the garden particularly during summer months. This shadowing is not reflected in the path of the sun in the plans (which only shows the winter path of the sun).

- **Loss of Amenities** – There is no sign on the plans to replace any of the previously destroyed native trees and no indication in the use of newly planted trees for screening purposes to maintain the privacy and outlook of neighbouring residences. Plots 3&4 are extremely close to a large Oak tree subject to a TPO – I have concerns about the digging of foundations this *close to the Root Protection Area and the damage it may cause*. Additionally, given how close the two plots are to the rear of the site and the tree(s), I am concerned about the lack of natural light into the two new properties. This will potentially result in the future reduction/felling of protected trees to increase light – something that should be avoided at all costs otherwise a TPO will be meaningless.

Increased noise levels particularly from traffic. The proposed road to plots 3&4 will give vehicle access to the rear of the site of which there has never been on any property in this vicinity. This will dramatically increase noise to rear gardens and houses (engines/doors closing etc.) and an increase in poor air quality and create an awful situation during the hours *of darkness with vehicle headlights illuminating the rear gardens and rear facing rooms*.

Other residents/neighbours have been refused vehicle access in the past as well as extensions to buildings let alone semi-detached Dorma's.

- **Drainage/Sewerage** - This street has an ageing sewage system which struggles to cope at times particularly during heavy rain. We have experienced raw sewage overflow into our garden in the past as the sewer system struggles to cope. Adding four more properties will not help this issue. Our rear garden is often flooded after heavy or continual rain, it has worsened since the trees on the field have been removed.

Yours Sincerely

