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Ref: 22/055

15th August 2023

Ms Bridget Holden,
Temple Quay House,
2 The Square,
Bristol,
BS1 6PN,

Dear Ms Holden,

Re: APP/X1735/W/23/3319773

We thank Havant Borough Council (the LPA) for sending over a copy of their report and other comments. Given the limited feedback we have had on this case to date this in itself is extremely helpful.

A key point of the LPA's report is that they have responded to the originally submitted drawings, which we fully accept required revision. The case officer, whilst either unable or unwilling to give us guidance on the revisions, specifically requested that we submit substitute drawings in her email of 2nd March 2023. This was done on the same day and the case officer's line manager, David Eaves, was copied in to the correspondence. We provided the revised scheme in good faith on the assumption that it would be reviewed and readvertised accordingly and it is concerning that this was never done. We should add that we have worked regularly with this LPA for many years and have never encountered this issue previously; it is common practice for us to work with the case officers to achieve a design that is acceptable to all parties and to submit substitute drawings and additional information as part of the process.

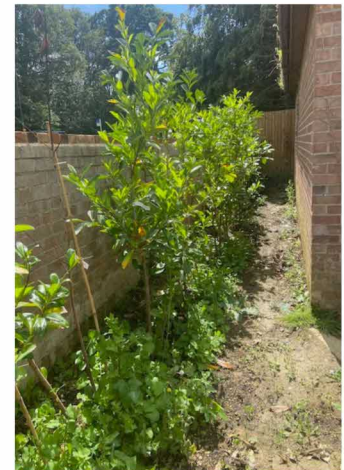
The statutory decision date for the application was 12 January 2023 and no further date was agreed in writing, however the applicants were willing to wait and negotiate the design until the point where we were unable to reach the case officer either by telephone or email for over a month. We consider that they are well within their right to request a decision via the appeals process.

Response to the LPA's Planning Report

5 With regard to the utilities search, it appears that the area shown is slightly incorrect. However, the larger extract does not immediately show any underground pipes or cables that would restrict development.

6 As recognised by the LPA, the gate mentioned in the objection was removed in the revised drawings at the request of the applicants.

7.3 A number of tall trees in poor condition were previously cleared from the site due to safety concerns. Recognising that the removal of the trees leaves the site very open, the proposals include the reinstatement of hedge planting and a higher boundary wall. Work on the replacement planting has already begun, as per the photograph to the right, and the applicants would be pleased for a Condition to be applied relating to retention and maintenance.



As above, the sizes noted in the LPA's report were reduced such that the maximum ridge height would be 8.765m, or 3.370m taller than the existing. Although the applicants have chosen not to go down this route, partly to minimise the impact of development on their neighbour at No.3, Class AA Prior Approval currently allows for an increase in ridge height of 3.5m. The proposed additional width would be 3.865m, some 6.8m from the boundary to London Road. The original house is 9.820m wide.

7.4 The Havant Borough Council Supplementary Design Guide available on the Havant Borough Council website states it was adopted in December 2011, however we assume it is the same document referred to in the LPA's report.

The property is small by the standards of the area and situated within a large plot. It is unremarkable in terms of design features, although it is intended that the proposals should match the slope of the existing roof as well as the style of the brickwork and plain roof tiles. Concrete plain tiles as opposed to clay are suggested in order to incorporate solar panels, as clay tiles are generally not suited to solar installations. Furthermore there is an established precedent in the immediate area for extensions that significantly increase mass and height, for example:

- APP/21/00598 - 21 Hart Plain Avenue approved 22 September 2021,

- APP/14/00839 - 243 London Road approved 17 October 2014,
- APP/14/00466 - 241 London Road approved 19 September 2014. Further extended and approved under APP/17/00919.



As is mentioned in the report, the property sits on the corner of London Road, which is characterised by two storey semi-detached and detached dwellings, and Hart Plain Avenue. The LPA's report describes this as containing bungalows and chalet bungalows, however Nos. 12, 13, 14, and 15 are two storey, as are the majority of the properties immediately to the west of First Avenue.

- 7.5 Following revisions, the roof design was changed from gable to hip. It should also be noted that although the pavement slopes the site is partially dug out and is generally flat and level, such that the ground is significantly lower than the pavement on the southern and eastern side.
- 7.7 Due to the reduced ground level within the site and the proposed higher boundary wall and planting, the proposed garage would not be visible from either Hart Plain Avenue or London Road. It would be marginally visible from the driveway of No.3, however the distance from the proposed garage to the west boundary is 14.6m so it is not anticipated that this would encroach on No.3's amenity space in any way.
- 7.10 As per 7.3 above, the applicants rejected the option of a Class AA extension on the grounds that it would not be neighbourly. The catslide roof design is intended to reduce the impact of development on No.3, as is the decision not to extend to the rear of the ground floor footprint.

7.14 This point is not concluded, but we assume that with the removal of the gate the parking, cycle storage, and turn areas provided would be acceptable.

7.16 CIL forms 1, 2, and 9 were completed and submitted along with the application. We received an acknowledgement of this from the LPA's CIL team on 13th December 2022.

The rear outbuilding does not appear to be mentioned in the report and we therefore assume it is considered acceptable, as it is essentially replacing a much larger outbuilding. Although the LPA do not list it, we would assume that the Condition for buildings ancillary to the enjoyment of the main house would be applied.

We appreciate your time and consideration of our response.

Yours sincerely,

A solid black rectangular box used to redact the signature of Martin Critchley.

Martin Critchley

Critchley Architecture And Design Ltd