



I would like to strongly object to planning application No: APP/24/00268 - Erection of 2no 3 bed and 2no 1bed dwellings, land between 26 and 32 Padnell Road.

This is the developer's third attempt to gain planning permission for the rear of this site. Despite having planning permission refused at council level and Planning Inspectorate level (Appeals) on two previous occasions the developer is once again attempting to line his pockets by squeezing in inappropriate dwellings to the detriment of neighbouring residents and the local area. Although the developer has made some changes to previous planning, the principles for refusal are the same.

The proposed development of this site will not contribute any additional benefits to the local community and its economy. It will in fact have exactly the opposite effect as identified below. Neither will it contribute to the safeguarding of the local environment as the sale of the plot has now resulted in the loss of much needed greenspace/trees in an established residential area. With the building of estates along Hambledon Road, Purbrook and Berewood, and proposed large estates planned for Padnell Grange and Hazleton Farm is there a need to cram more homes onto this small Greenfield site. Development in the area is already high. Why is there a need to create unsuitable housing with no amenities onto small Greenfield sites. The development does not pay proper regard to the character and appearance of the area, design, and neighbouring amenity. It will have no significant effect on the requirement for new houses.

This planning application should be refused for the following reasons:

Associated Refusal of Planning Permission - all of these comments are still current and relevant to the above planning application:

(Quoted from the "Refusal of planning permission APP/20/01026 (04/02/21) – related to 23 Padnell Road

"the proposal would substantially increase the built-up appearance of the site and would constitute an intensification of the development that would appear incongruous and out of character with the street scene in Padnell Road" "The proposal would not respect the local context or respond positively to the local character, and would result in harm to the character and appearance of the area" "Due the position of the access drive, turning and parking areas to serve the new dwelling, the proposal will have a detrimental impact on the living conditions of the host dwelling, and adjacent neighbouring properties by reason of noise and disturbance" "the proposal would not result in a sufficient high quality amenity space for future users of the development"

Quote - objection letter from a neighbour (APP/20/01026) "The drainage connection – during winter there is considerable flooding in the gardens to the rear and the development would increase the surface water runoff" "it would create a precedent for further backland developments, leading to widespread intensive development that is out of character in this area" "considerable development is happening in Waterlooville, including family housing, single persons accommodation and sheltered housing. There is certainly no need to develop backland areas, to provide for future population growth"

The principals remain the same.

I have also quoted below (in bold) from the refusal of planning statements which is related to past planning applications and subsequent appeals for a similar application made by the developer, I would state that although the plans are slightly different the principle for objections are the same:

Application Number: APP/21/01041 (Havant Planning Services) and Appeals decision (Planning Inspectorate)
Appeal Ref: APP/X1735/W/22/3305931

I consider parts of the proposed development (plots 3 and 4) to be a gross invasion the outlook and privacy of neighbouring homes along the East and west side of the plot. The flat green roof will protrude above the fence line and this feature will be an eyesore permanently visible from neighbouring properties and their gardens.

The predominant form of dwellings in this section of Padnell Road are Chalet bungalows, Detached and Semi-Detached houses. They run in a linear alignment from the street with long gardens to the rear which are of fundamental character of the dwellings in Padnell Road. The de-sectioning of the plot will contrast with the character with the rest of the road and the rear plots 3&4 will have a detrimental impact on the outlook of this section of Padnell Road from the street scene. It should also be noted that there are not, and never have been, any dwellings / extensions built by residents towards the rear of the plots in order to maintain the privacy of neighbouring properties and gardens. This restriction is highlighted on deeds to some of properties along the road. Any applications by residents for extensions to their homes have been refused planning permission. The proposed development is completely at odds with this arrangement.

The developer has stated in his planning design and access statement, that the outbuildings and tool sheds in gardens nearby are comparable to the two dwellings he has planned. No one lives in tool sheds, they are not a source of light and noise during quiet hours of the day and night.

This is yet again a clear indication of the lack of thought and consideration from the developer to the effect on the surrounding dwellings and a total lack of consideration as to the privacy of residents on the south side of Padnell Road and in particular to the detriment of the adjoining dwellings.

The development of the proposed plots 3&4 will result in an undesirable form of 'back land' development out of keeping with the character of the local area/street scene and detrimental to the amenities of the area. This would create an undesirable precedence and make it difficult to refuse further similar applications. Indeed those residents who have been refused planning, in the past, for similar dwellings or extensions would be in their right to appeal against past decisions to refuse. There is a future potential that any properties placed on the market for sale would be bought by developers with the aim of adding additional dwellings to the rear of the original dwelling. So called "Garden Grabbing". This fact is made more important if the 1 bed dwelling are of pre-fab type and can be sited and erected with relive ease and speed.

"The proposed development would result in an undesirable form of backland development out of keeping with the pattern and layout of the area, which is characterised by linear frontage development having open aspect spacious gardens. The introduction of two rear dwellings with associated access would give rise to a scale and mass of development out of keeping with the of the area and visually harmful to neighbouring residents and the street scene. The proposal is considered to be at variance with local context and therefore contrary to Havant Borough Council Design Guide SPD 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework."

The proposed development to the rear of the plot (plots 3&4) will have an unacceptable and adverse effect on the living conditions of the adjoining neighbours by reason of noise and disturbance generated through pedestrian movement, music, TV and other noises that is generated by daily living. This of course is normal, but due to the position of plots 3&4 to the rear of our properties this will be unacceptable as the proposed development would generate the noise by both day and night and will have a significant adverse effect on the adjoining neighbours enjoyment of their gardens and the quiet areas to the rear of their dwellings. The addition of lighting for potential residents during the hours of darkness would cause an unacceptable adverse effect on the neighbouring properties, and effect sleep patterns.

"The siting and layout of the proposed backland development, close to shared boundaries, would give rise to additional comings and goings, with associated noise and disturbance, and light pollution, harmful to the quiet amenity of adjacent occupiers at 26 and 32 Padnell Road. The proposal is therefore considered harmful to residential amenity, contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework."

"Backland and tandem developments are not, having walked along Padnell Road, particularly evident or common features of the area. There are occasional examples in the wider area, as highlighted by the appellant, but these strike me as being the exception and are not in the same row of properties as the appeal site. For the above reasons, the proposal would cause significant harm to the character and appearance of the area. This fails to accord with criteria in Policy CS16 of the HBCS which, amongst other things, seeks a high standard of design and requires that development uses the characteristics of the locality to help inform the design of new development including heights, massing, existing building lines, plot widths and depths. For similar reasons, the proposal would be contrary to paragraph 124 and Chapter 12 of the Framework which requires high quality design. The proposed development would also be contrary to the guidance in the Havant Borough Council Design Guide Supplementary Planning Document (December 2011) (HBCDG), which seeks to ensure development is appropriately designed so that it is sympathetic to local character. "

" I conclude that the proposal would have a significant harmful effect on the living conditions of the neighbouring occupiers of No 26 and No 32 with particular regard to disturbance, noise, outlook and privacy. Consequently, with regard to this main issue, there would be conflict with Policy CS16 of the HBCS which,

Amongst other things, requires that development does not cause unacceptable harm to the amenity of neighbours.”

“I give significant weight to the harm that would occur to the character and appearance of the area and to the living conditions of the occupiers of No 26 and No 32, and to the inadequate living conditions for future occupiers of plots 1, 3 and 4. The proposal would be contrary to the Framework where it seeks to ensure proposals are sympathetic to local character and provide a high standard of amenity for existing and future users (paragraph 130).”

The developer's latest plan is clearly at odds with the inspectorates statements.

The area to the rear of all gardens along this side of the Road is currently a dark, peaceful area where many birds, animals, and bats visit. The tawny owl as just returned after a year away due to the felling of the trees by this developer. Plots 3&4 would have a detrimental effect on these habitats.

This would also be in conflict with local policies concerning environmental quality, light pollution and the amenities of occupiers of the neighbouring properties.

The effect of this development runs completely against the council's ethos and objectives concerning environmental and Biodiversity plans. There is also, contrary to the ecological report, a large pond within 100m of the site (Padnell school site).

Bats are present in the large oak trees to the rear of the site. They do come out at night, and any development towards the rear of the site will destroy the environment that the wildlife are used to. Light pollution in particular from the buildings to the rear.

The proposed developments will undoubtedly have an adverse effect on air quality and light Pollution (additional lighting to front, side and the rear of the proposed developments) resulting in a detrimental effect on what is currently a dark and quiet environment at night. There will be an increase in noise pollution through pedestrians movement, social gatherings, and day to day living such as music, tv etc. – this will have a detrimental effect on neighbouring residents, and indeed wildlife. Plots 3&4 will create a light area in which at present is a quiet and dark area. The TPO trees to the rear of the plot will be endangered as the new residents in plots 3&4 will, quite rightly, complain that the trees do not give them enough natural light. Regardless of the TPOs on the trees they will have a right to daylight/sunlight, and this allows the right to fell the trees. Residents for plots 3&4 will need security lighting, this will be directed towards and light up the rear of all properties neighbouring the plot, and the trees to the rear. This again is to the detriment of existing residents and again shows the lack of respect the developer is showing towards them. (Contrary to section 79 of the environmental protection act 1990)

Plots 3&4 do not provide adequate amenities for future potential residents. They have very small gardens, in comparison to all other nearby dwellings (out of character) Car parking to the front for plots 1,2,3 & 4 are not sufficient will affect the homes on plot 1&2 – lights shining in windows/noise and air pollution. Natural light is poor to the rear of the plot – in winter when there is a longer shadow from the trees, and in summer when the trees are in full leaf. The two rear dwellings are very close the canopy of the TPL tree on the school grounds. The privacy afforded by the space, outlook, peace and quiet to the rear of the dwellings on the south side of Padnell Road undoubtedly had a huge impact on the reasons for house purchase by the current residents.

“In addition the gardens of plots 3 & 4 would be largely overshadowed by protected trees giving rise to dark and unsatisfactory gardens for these plots. Overall the standard of living for future occupiers of plots 1, 3 & 4, would be compromised and unsatisfactory, harmful to their amenity, contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.”

“With regard to light, mature trees that are subject of a Tree Preservation Order lie to the south and close to the rear elevation of plots 3 and 4. The proposed dwellings would have living/dining room windows at ground floor and garden areas to the south side. Given that the trees would lie to the south of the proposed dwellings and gardens there would likely be an effect on available sunlight. In the absence of a sunlight assessment, there is no substantive evidence before me to demonstrate that this arrangement would provide appropriate living conditions for future occupiers of plots 3 and 4 with particular regard to sunlight.”

The site of the proposed development provides a source of natural drainage with surface/excess water eventually draining into Hermitage stream. Without this draining there is potential for excess water to accumulate to the rear of the plot. This already occurs during very heavy rain. Should the proposed development proceed there is likely to be even more excess surface water run off due to tarmac and concreting of the ground surface, and the proposed new access running front to rear over the natural drainage.

“In the absence of a Habitats Regulations Assessment and suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent European Sites. The development would be likely to result in increased recreational pressures from future residents and

impact on the water environment and as such, it is contrary to Policy DM24 of the Havant Borough Local Plan (Allocations Plan) 2014, policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, emerging Policy E16 and EX1 of the Submission Havant Borough Local Plan, The Conservation of Habitats and Species Regulations 2017 (as amended) and the National Planning Policy Framework."

The access to the rear of the plot will not accommodate large and heavy: fire engines/ambulances/delivery trucks should they be needed, along the 'grass crete blocks' access road. They are likely to cause damage to the natural drainage below the blocks. There will also be an attempts for the residents living in the rear homes to use the access road to park their cars, carrying heavy shopping bags from the front allocated parking spaces will be a challenge. Delivery vans will also be tempted to use this access road to deliver large items such as furniture. Residents moving into the rear homes will need removal vans to help them move. It is unimaginable to think about carrying furniture and boxes from the front. This is not practicable or acceptable.

The bin storage for plot 4 is positioned very near to the garden boundary for 26 Padnell Road. This will cause an environmental concern, as the bins will create a smell. The bin storage, for plots 3 and 4, to the rear of the plot and the bin collection area, to the front of the plot, is more than the required 26 metres required by the environmental services.

"The proposed development would also be contrary to the guidance contained in Section 5 of the HBCDG, which amongst other things seeks to ensure development of infill sites does not have an adverse impact on neighbouring properties"

"Overall, having considered the above factors, the adverse impacts of the development would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole."

"The proposal would conflict with the development plan and the Framework as a whole. There are no material considerations of such weight that indicate the decision should be made other than in accordance with the development plan. Therefore, for the reasons given, I conclude that the appeal should be dismissed."