



9 Elizabeth Road
Waterlooville
Hampshire
PO7 7LZ

31st August, 2016

Havant Borough Council
Civic Centre Road
Havant
Hampshire
PO9 2AX

For the attention of Mrs R. McMurray, Planning Services.

Dear Sirs

136 STAKES HILL ROAD - APPLICATION FOR PLANNING PERMISSION REF: APP/16/00837

Thank you for your letter of 22 August, 2016 advising me that an application has been submitted to redevelop the site to the rear of 136 Stakes Hill Road which is adjacent to my property. There have been numerous issues since the sale in 2006 and subsequent development of this site by the previous developers. I know that the property was sold to Mr Barrie Goulding earlier this year and I have since met him on a few occasions. The sketches of the proposed development on your website seem incomplete as there are no dimensions that I can see. Therefore, I do not know on what basis permission would be granted to Mr Goulding if the factual information is incomplete.

However, based on what I have seen and on what Mr Goulding has advised me and Mr John Hyslop of Guinness Partnership are his intentions, I must object to this application on the following grounds:

1. The proposed design and style of the proposed development does not fit in with other buildings in the area as Mr Goulding has stated verbally that it is to be a timber structure, despite the details in the application which state "brick". The other dwellings here are brick built, mostly bungalows for the elderly. The existing, incomplete structure is timber framed, with a metal sheet roof (not felt, as listed in the application) and frequently referred to as a "pigeon loft" by all who see it. I and the other residents submitted a petition in 2011 following the problems we had all encountered relating to the development. I enclose a copy of that petition and the supporting signatures, submitted in 2011.
2. The effect of daylight to the rear of my garden is already very affected by the existing, unfinished single storey dwelling which has an inverted roof. A two storey structure with a pitched roof would therefore have an even greater detrimental effect on my property causing increased shadow and darkness. Prior to the development of this site in 2006, there was simply a row of garages at the end of that property, which did not interfere at all with light or privacy to my garden. The sketches do not demonstrate how high the pitch of the roof of the house proposed would be.
3. There would be no privacy to the rear of my property, which is a sheltered bungalow, as the proposed upstairs rooms would overlook my garden. Despite Mr Goulding stating verbally that the glass of the upstairs rooms would be frosted, windows can still be opened and I would feel exposed.
4. **The drainage of surface water is a major consideration.** I have had my garden flooded more than once since 2006 by surface water escaping from this development, as no drainage has been installed. Prior to that time, I never had an issue whatsoever. The level of the ground was made higher during the previous development (2006/7) including on my side. This was as a result of the developers depositing the earth, excavated to create the foundations, in a pile running the length of the development, including on to my side of the boundary. The previous developers did not address this issue whatsoever. This altered level not only caused instability to the earth down that side of my property in addition to the flooding of my rear garden, but resulted in Guinness Partnership (my landlord), to address the issue of water running down the slope between the development and the side of my bungalow. The surface water

which ran down the slope caused damp issues to the side of my property, as it flowed onto the bricks above the damp course. Further along and to the area adjacent to my back garden, due to lack of surface water drainage being addressed, the water from next door would cascade between my fence and the concrete gravel boards below like a waterfall as this was the only means for the overflow to escape. It was necessary therefore in 2014, that Guinness Partnership removed some 42 tons of earth between the development and my bungalow, levelling my property and then installing additional drainage in the form of Aco drains down the entire side of my home. Other areas affected by the overflowing water from next door were paved, to enable any escaping water from next door to drain into the newly fitted Aco drains. According to the proposed plans, Mr Goulding is going to drop the level of the entire site which surrounds the existing structure (he has suggested that he wants to use the existing foundations for the new building). The concern is therefore, that this would take the site around the building, below the water table in the area (which is apparently very low). Mr Goulding has suggested verbally that he intends to lay permeable concrete slabs for drainage. This causes concern over the drainage of surface water. There is no provision on the sketches for proposed drainage of foul or surface water linking to the main sewer system(s).

5. Mr Goulding has already excavated to the front and rear of the existing structure to such an extent, that the fence dividing our two properties is now unstable and starting to collapse, as once again the level of the ground next door has been changed. This change also extends to the rear of the slope at the front of my property up to 7 Elizabeth Road. I can foresee that the entire length of this existing fence will have to be replaced due to his actions. The previous developer demolished the boundary fence. They never replaced it. My property was left exposed and unsecured for a long time. It was the housing association that addressed the issue by erecting a new fence from the back of my garden up to the side of number 7 Elizabeth Road's garden. I am not sure how far along it was replaced. Although not appearing in the sketches of proposed development, Mr Goulding has suggested verbally to me and to Mr John Hyslop of Guinness Partnership, that he proposes to build a low level retaining wall between the two properties. It is felt that this would not be sufficient to support the boundary fence.
6. Mr Goulding advised me verbally at the time of purchase, that he intended to redevelop the site, demolishing the existing dwelling, replacing it with another bungalow which was intended for occupation by his 29 year old single son.
7. The area on the site proposed for 3 cars to be parked is only feet away from my bedroom and I fear noise late at night from younger residents could be an issue.

I trust that serious consideration will be given to all these issues prior to any successful outcome of the application being granted.

Yours faithfully



JULIE A. MONTEIRO (MRS)

Encl. 2

c.c. Mr John Hyslop, Surveyor, Guinness Partnership, Havant



To: Havant Borough Council, Havant

From: Residents of Elizabeth Road close to development of 136 Stakes Hill Road, Waterlooville

THIS PETITION TO BE SENT TO OUR LOCAL COUNCILLOR, OLWYN KENNEDY

As residents living very close to the development of 136 Stakes Hill Road, we have the following issues and views which we would like the council to be made aware of.

- The plans approved for the new dwelling to the rear of 136 Stakes Hill Road, are not in keeping with the style of the other bungalows in close proximity and looks very out of place compared with nearby homes.
- It appears that the entire structure of the new bungalow, with the exception of the metal roof, is made from wood, thus being a high risk for fire. The structure is some 6-9 inches from the boundary between 9 Elizabeth Road, putting that property also at high risk.
- The development of the site has been ongoing for more than five years. Most of that time, the bungalow has been in a state of part completion. This has made it very attractive for youths to enter, consuming alcohol, using drugs and generally trespassing and using it as a throughway to escape from police in pursuit, and other inappropriate purposes. This year there have been at least six occasions that children from Orsmund Close have been caught trespassing on the site by residents of Elizabeth Road. These children were climbing the wooden fence which divides the development from the green between 1 to 15 Elizabeth Road. This was to get in or out of that development. These same children have been seen repeatedly on top of the roof of the bungalow being developed, looking into the gardens of the surrounding homes in Elizabeth Road. At the present time there is still scaffolding erected which a youth was climbing on Tuesday 20th September after school.
- Trespassers at night have also caused problems to the residents immediately adjacent to the development. Police have been called out at 03h15 to investigate intruders to the rear of number 9/11 Elizabeth Road, the dividing gate between these two properties having been left open after the intrusion. As a result of the frequency of these intrusions, Hermitage Housing has since erected a full height gate which can be securely locked between 9/11, thus preventing trespassers entering the development from the rear garden of number 9. Hermitage Housing also erected a six foot fence between the green of 1 to 15 Elizabeth Road and the development, more recently applying anti-climb paint to the top of that and also the fence to the side of number 9. Very recently, the gate to the side of 7 Elizabeth Road was broken and the trespassers entered the development site at the top end (Stakes Hill Road end), by climbing the fence in that resident's rear garden.

With reference to the recent spate of arsons attacks on Tesco stores in the local area, we feel that this part-completed, wooden structure bungalow development is likely to attract the attention of vandals/trespassers who may also set it on fire.

We remind the Havant Borough Council that most of the homes in the immediate adjacent proximity to this development house disabled/aged, vulnerable residents in sheltered accommodation and the problems are not limited to any particular time of day or night - it is at any time at all.

Given the ongoing problems we residents have had and the state in which the development has been left, we feel that steps need to be taken to resolve the situation which includes issues of trespass and anti-social behaviour.

DATE	NAME	ADDRESS	SIGNATURE	COMMENTS
30-09-11	D. F. MORGAN	1 ELIZABETH RD		I AGREE FULLY W. TO THIS PETITION
30 9 11	F. P. Pratt	21 ELIZABETH		LOTS OF PROBLEMS - needed to make my property more secure
3 10 11		7 ELIZABETH		
3 10 11	S Purchase	11 ELIZABETH RD		
3-10-11	F. STEVENS	31 ELIZABETH RD		FED UP WITH CLEARING UP MESS CAUSED BY YOUTHS ETC. - IE EMPTY BEER BOTTLES ETC.
3 10 11	A C BARRISTER	15 ELIZABETH RD		JUST PLEASE HELP
3 10 11	Q HUTTON	23 ELIZABETH RD		SHOULD NOT HAVE BEEN CONSIDERED IN THE FIRST PLACE
3-10-11	B SUTTON			
3 10 11	B NATION	25 ELIZABETH RD		
3-10-11	E HALLAM	25		
3 10 2011	J D Moulton	9 Elizabeth Rd		Please give urgent attention to this EYE SORE PIPKNOX LOT
3 10 2011	D. S.	3 ELIZABETH RD		
3 10 2011	R. J. I.	13 ELIZABETH RD		
3 10 2011	D. S. FROST	13 ELIZABETH RD		

No 5 Elizabeth Rd chose not to be involved

