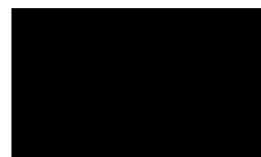


Mr. G. Speller,
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire PO9 2AX



31st July 2022

Ref. APP/22/00569 Planning for Bungalow at 17A-17B Avondale Rd.

Dear Mr. Speller,

Please find my comments & objection to the proposed planning request for the construction of a bungalow on the land of 17A-17B Avondale Rd.

Flooding in garden of [REDACTED]

As the slope of Avondale road is downwards from the A3 to Brookline drive the surface water flows down across all gardens to eventually dissipate away in the drains in Brookline drive & beyond into the Hermitage stream at the bottom of Avondale road. However, following heavy rain in the Autumn & Winter months we have significant surface water backup in [REDACTED] garden along the fence abutting 17A & 17B. This surface water can take many days to dissipate depending on the duration & volume of rainfall.

If the proposed plans went through, the depth of the bungalow footings would effectively act as a Dam Wall for the full length of the bungalow (approx 38ft) on the other side of [REDACTED] fence. This would make [REDACTED] flood problem much worse not only in respect to further damage to [REDACTED] shrubs and vegetation but also to [REDACTED] safety as [REDACTED] garden path would become fully submerged. This is not acceptable. **Please note** that flooding problems in this area have already been noted by Winchester Council in a letter sent to us in Feb. 2020

On road parking problems:-

Following a number of applications for house/bungalow construction on 17A/17B land, all of which have been turned down, the continuing objection in each case has been the serious problem of on road parking which year on year has become a nightmare for residents of Avondale Rd & Brooklyn Drive specifically.

Since the last planning application for a bungalow on the grounds of 17A/B Avondale Rd was turned down in 2021, the council has rightly painted double yellow lines around both corners of Brooklyn Drive & Avondale Rd & Brooklyn Drive & Bramley Close. This was done to both increase visual safety for vehicles at these corners & also to allow large commercial & utility vehicles safe & unfettered entrance & exit at these corners.

However the negative aspect has been to exacerbate an already serious problem of parking in both Avondale & Brooklyn Drive as Vans & cars usually parked on or close to the corners now have to find alternative parking spaces. This has now increased confrontation between families regarding parking issues not just in Avondale & Brooklyn Drive but now also in Bramley Close.

The loss of two more parking places if planning permission is passed would now only make the parking issue even worse.

Misrepresentation of double Bedroom in Planning Application:-

The applicant has – by his scaled drawing, totally misled the council as to the perceived room around the illustrated furniture shown in the bedroom.

Firstly, following the declared scale of 1: 100 the width of the bed is smaller than the smallest double bed available & actually illustrates a single bed. NOTE: The width of the bed illustrated is 5 inches smaller than the smallest double bed available.

Secondly, the depth of the wardrobe is only 30cm. This is totally inadequate for 2 people occupancy as is the depth of the chest of draws which again is only 30cm deep. This a deliberate move to misrepresent a single room as a double room. If all the fixtures & fittings were correctly drawn to scale the space left in the room is not suitable for 2 people occupancy.

Therefore the Application should be correctly submitted as a single bedroom dwelling. This alone surely degrades the need for a bungalow for single person occupancy.

Therefore in conclusion:-

It would be far better for local residents if the parking situation was not further exacerbate by the additional loss of parking in Brooklyn Drive, if the landlord of the flats were to clear the said building plot of scrub & return it to a simple manageable garden as it used to be – that would at least provide domestic & recreational facilities for the current or future tenants of flat 17B.

Yours sincerely,

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