

[REDACTED]

C/O case officer Mr D Eaves
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

19th November 2020

Dear Mr Eaves,

**Re. APP/20/00935. 11 East Street, Havant, PO9 1AB.
Erection of 6 no.3 bed dwellings, with 4 car parking spaces**

Thank you for the opportunity to comment on the planned works. [REDACTED]

[REDACTED] The following summarises our key concerns and queries.

- Effects on privacy

The current proposal for 6 new buildings to be constructed in the vacant land to the rear of 11 and 13 East Street will greatly impact the privacy of our family home. It is proposed that the south facing wall of unit 1 of the 6 new houses will directly abut [REDACTED]

[REDACTED] The 3-storey south facing elevation, with 2 windows on the first floor and 1 on the second, will overshadow and directly overlook [REDACTED] first floor back master bedroom, downstairs living area and downstairs bedroom. The potential detrimental impact on our privacy is great. We request that the plan is revisited and the line of 6 units shifted further north into the space currently marked as an amenity area and parking to create a gap between our property and the proposed dwellings. Instead of a solid structure abutting our garden would be the aforementioned amenity area currently proposed at the northern end of the 6 dwellings. This would also enable the conservation of the protected bay tree to the north [REDACTED] refer to bullet below.

It is also essential that fenestration is re-examined, moved where feasible and made opaque where remain. This requirement for opaque/frosted windows is stipulated in the current planning approval for the 6 dwellings to the rear of no.11 (APP/17/00694) which states: South and East facing windows of Unit 1 of the proposed 6 dwellings to the rear of no.11 must have an obscuration level for these windows of no less than level 4 of the Pilkington Texture Glass scale (or equivalent) in regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- Conservation of Bay tree [REDACTED]

This tree must not be cut back or damaged (despite an attempt to during the demolition works in 2019) during any planned works associated with 11 East Street or the derelict land to the west and north [REDACTED] Destruction of this tree would have a detrimental effect on the character and setting of the Conservation Area. It comprises one of very few

trees in the immediate vicinity, providing essential greenery within the area and roosting for several bird species. It is also integral to the privacy [REDACTED] and back rooms, and it is imperative this is not lost. It has protection as it is within a conservation area.

- Effects on light

The cumulative impact of the proposed 4 storey development at no.9 East Street, to the west of our property, and the proposed 6 dwellings directly abutting the north of our property, will be significant in terms of light reduction to our home and garden. This needs consideration.

- Wall [REDACTED]

[REDACTED] Property Information Form and TP1 Transfer Deed indicate that [REDACTED] 11 East Street is responsible for the western boundary wall of the property.

It was agreed in the contract [REDACTED] entire western boundary wall [REDACTED] would be retained at the same height of the link building wall nearest to the 2 properties and comprise the original brick.

When the link buildings of 'Streets' were demolished in 2019, the wall was retained as agreed but there is now damage and it has been left incomplete. Work is required along the top of the wall in to make a 'finished' wall. Also, the woodwork associated with the corrugated roof of the now demolished link buildings (and its drainage) [REDACTED] needs to be removed and infilled with bricks. Reference to this can be found in section 6 (Community Involvement) in the existing agreed planning permission APP/17/00694. Remedial works are also required [REDACTED]

Previously agreed planning permission documents state that this is the responsibility of 11 East Street but the red line drawings now indicate that 9 East Street now shares [REDACTED] boundary. Clarification as to who is responsible for the remedial works is necessary going forward.

- Noise disturbance due to proposed communal amenity area

More detail is needed around the proposed communal amenity area, [REDACTED] This includes, what properties will have access to this, the times of day access will be allowed and what it will comprise i.e. will it be a planted garden area? [REDACTED] there is a high potential for noise disturbance as well as an impact on privacy.

- Noise disturbance due to works

More detail and agreement as to working hours and the months during which works will occur is required.

- Responsibilities of developer and contractors

Any debris associated with the works [REDACTED] should be minimised and cleared. It is the responsibility of the developer to pay for any damage caused [REDACTED] grounds, including fences, walls, garden pots/plants, during works.

- Design and appearance of new buildings

The properties should be in keeping with the Conservation Area and enhance the appearance of the vicinity.

Yours sincerely,

[REDACTED]