

28-03-2023

Havant Borough Council.

Public Service Plaza,

Civic Centre Road, havant Hampshire, PO9 2AX.

Dear Sir/Madam,

Re: - Planning Application for 4, Privett Road, Purbrook, PO7 5HJ.

Your Reference:-APP/22/01182

For the attention of Ms. D. Sheath

Thank you for the letter dated 21-03-2023 regarding further amendments to the Planning Application APP/22/01182 and the extension of time for comments.

I give below comments which should also be read with respect to and in addition to my previous comments/objections.

This current application apart from the reduction in length of the extension by about 460mm and a reduction in height of the roof ridge by about 600mm of the proposals, is much the same as the previous one, APP/21/00513 which was Refused by Havant borough Council on and subsequently dismissed at Appeal by the Appeals Inspector on 30th October 2021.

The effect on daylight/sunlight to adjacent properties (no.2 and No.6), due in the main in this instance being adversely effected by the height/ width of the dormers situated to the East and West of the proposed extension. Their size no doubt required to meet Building Regulations relating to a minimum ceiling height to floor area relationship for habitable rooms built in roof spaces.

I have ascertained by discussion that most neighbours that made comments on the first Planning Application APP/21/00513, are not going to comment on this latest application as in their opinion there is materially no change and therefore that it is likely to be refused again on similar grounds.

The latest edition of the Sunlight/Daylight Assessment produced by Herrington Consulting Limited dated March 2023 has much the same content as the earlier one dated November 2022.

The preamble to those documents gives that the BRE guidelines are just that and not to be seen as absolute targets. The guide is an aid and not an instrument of planning policy. This is repeated in Subsection 4, 'Assessment Methodology'.

The use of the guide if calculations are to be made, relies on the knowledge of use of rooms and their sizes and layouts and the accurate sizing of any windows. This latest report makes the same assumptions. On Page 13 paragraph 8, it refers to habitable rooms having been identified. Then goes on to say or best estimates of room layouts and uses, which negates any further use of the prolific calculations and their assumptions of the effects of the proposals on neighbouring properties. It falls down straight away!

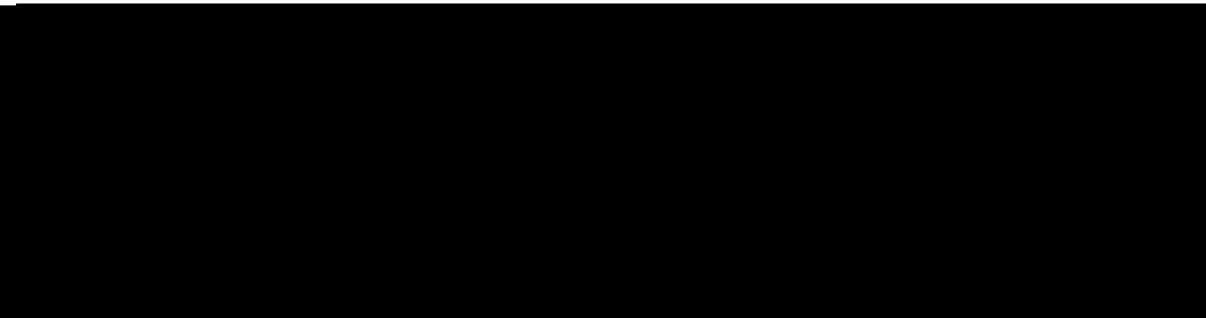
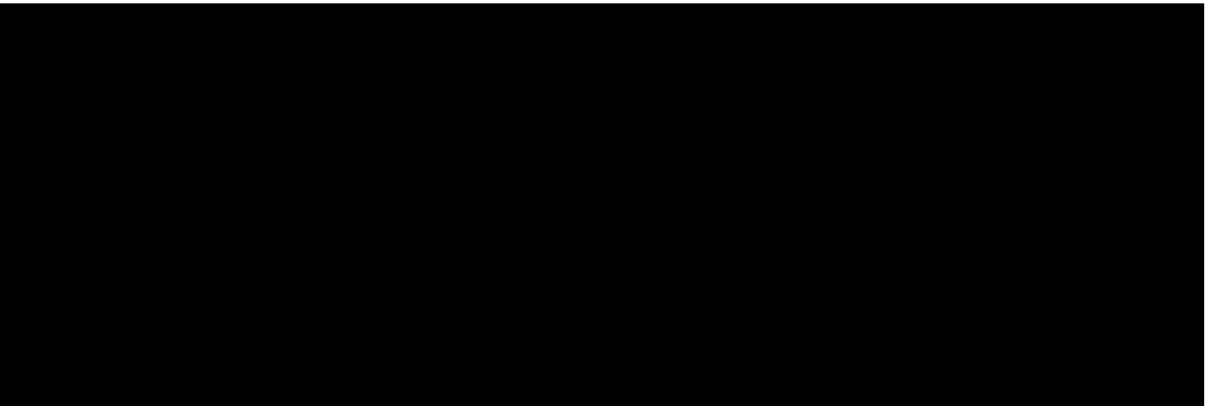


The latest 3D projection images help to show the extent of overshadowing which will be made on the adjacent properties by the proposed extension.

The Planning Inspector Mr. C. J. Tivey BSc (Hons) BPI MRTPI, previously gave that both No.2 and No.6 Privett Road both had fenestration facing the proposed extension and that No.6 had fenestration to its west Elevation illuminating it's porch and hallway as well as living areas beyond.

It should be noted that the only area on the sketches in the report (Appendix A.1 Scheme Drawings), relating to [REDACTED] Privett Road, that a use designation is wrong. It is shown as a 'Hall' but is in fact a porch/Conservatory which is also used to 'bring on' plants all through the year and to allow delicate plants protection from frost during the winter months. This ability to use this area for that purpose would be seriously affected.

There is also fenestration facing North which will be effected by this and the previous application.



The report would be laughable if it wasn't so serious a subject. There are other mistakes within the document but hopefully not sufficient to suggest acceptance of the application.

The outlook to the East and West and partly North, which has been available to residents of both No.2 and No.6 Privett Road respectively, since they were built in approximately 1920, will be vastly affected by the proposals.

The Very short comment by Mr. Niall Tutton BSc (Hons) MA, Planner on the Planning portal dated 17-03-2023 made without supporting evidence, and as to who advised him to make that statement and on what qualifying grounds, that 'it is understood that the proposed extension would not impact the neighbouring sewage drainage network'. Bearing in mind that there is separate underground drainage systems for surface water and sewage in both adjacent properties which may be affected by the digging and construction of foundations for the proposed extension. I also refer to the comment on behalf of HBC Building control on the Planning Portal dated 12-01-2023.

I refer in particular to my comments made in my Objection dated 11-01-2023 regarding the proposed planting of trees on the boundaries adjoining in relation to existing drainage and the very

serious outcome that trees could be planted if approved and that they should be planted way from the boundary adjoining [REDACTED] Privett Road, to allow for growth of the particular species chosen and to reduce the possibility of roots from hedging invading said ducts containing live cables and the drainage systems.

The first application APP/21/00513 regarding No.4 Privett Road which was refused by Havant Borough Council on 06-07-2021 as being modified/extended from the original building to its full potential.

The reasons for the HBC to refuse planning permission at that time was:-

1. The design and appearance by reason of it's bulk, height, design and prominent location to be detrimental and out of keeping with the main building and the visual amenity of the locality. The proposal is therefore contrary to policy CS16 of the Havant Borough local Plan (Core Strategy) 2011 and the National Planning Framework.
2. 2. The proposed extension is of excessive depth adversely affecting the outlook from and light available to, the occupiers of the adjacent residential properties (no.2 and No.6 Privett Road). The proposal is therefore contrary to policy CS16 of the Havant Borough local Plan (Core Strategy) 2011 and the National Planning policy.

There was also recently a condition added to planning portal for the current application by Havant Borough Council DM13 Car and Cycle Parking on Residential Development.

The Applicant has still not spoken with the owner of [REDACTED] Privett Road with respect to any planning application or according to the Planning portal still not asked for advice from the HBC Planning Department.

Yours faithfully,

A large black rectangular redaction box covering the signature area.