

Havant Borough Council
Civic Offices
Civic Centre Road
Hants
PO9 2AX



05 Apr 2024

Dear Ms. Sheath,

RE: Planning Application APP/24/00160

44 Roundway Waterlooville, PO7 7QD

Conversion of existing rear garage in to business premises for dog grooming

I wish to make you aware of a number of strong objections that I have with regard to the proposed :-

Conversion of existing rear garage into business premises for dog grooming.

Resticted Covenant on Land plot

‘Covenants are used by landowners to give some control over how the land they are selling will be used or will look like. They may date from the time when an initial sale of land is made, perhaps from a greenfield site to a residential development.’

I would like to draw attention to the Covenant that is in place on This plot of land. Every plot of land in Roundway has this covenant and is clearly marked in the land registry file which is part of the land Registration Acts 1925 and 1936 clause (e) states

Not to use any messuage dwellinghouse or bungalow or other to be erected upon the piece of land hereby transferred or any part thereof for any purpose than that of a private dwellinghouse (but so that the profession of a doctor dentist or solicitor maybe carried on therein) and not to do or suffer upon any building to be erected thereon anything which shall be or grow to be a nuisance to the Transferor or its assings or the owners or occupiers for the time being of the remain-ing properties on the said Highfield Estate.

As an immediate neighbour to the site of the proposed conversion to a business, I’m of the view that the proposed conversion to a business will have a serious impact on my standard of living. The specific objections are as follows:

The main areas of concern as a neighbour are :-

1. Loss of privacy

As clearly shown on both A1017 102 REV A SUPERSEDED PROPOSED SITE PLAN WITH PARKING and the AMENDED BLOCK AND PARKING PLAN the only method of access to garden and garage is between the 2 houses and with the further information point 1

6 appointments per day and opening times which are specified in the Supporting Statement
Monday to Friday – 9am to 5pm • Saturday – 10am to 3pm

All of which would mean 30 + (staff and customers) per week, over 1500 per year, entering the proposed garage business and they would all have to gain access by constantly walking between the houses as shown in the plans, which include walking past the dining room and extension and also the garden – this does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities.

I would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land.

I believe that the proposed conversion would have a dominating impact on me and my right to the quiet enjoyment of my property. Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

2. Ground stability and drainage

A1017 205 REV A – Proposed Plans And Elevations

The area of land the garage is located on has recorded evidence of subsidence of which an insurance claim has been made on the adjacent garage – (the adjacent garage is pictured in the document mentioned above) and due to subsidence had to be rebuilt. The area of land the plots sits on have been built on clay and with the Proposal in the document further information point 2.

Please refer to drawing A1017 205 which shows connection to the existing drainage – this will be connected below ground.

I am deeply concerned that should with both the excavation work required to run the new pipe to connect to the existing drainage underground and

Also, with the pipe being run underground if the pipe were to leak, this leak can saturate the soil under the garage foundations especially as its built on cohesive soil (Clay).

The foundations can either give way and subside or rise and cause another type of ground movement which could have a serious adverse impact upon the stability of the existing structures and the neighbouring houses.

According to the Water Industry Act, wastewater from pet services is technically “trade effluent”. This could require water company consent to dispose of pet grooming wastewater.

3. Significant noise disturbances

The site is located in a residential area where occupiers could reasonably expect a level of amenity concurrent with the property. The use of the property as a dog groomers introduces a diverse

element that by reason of the use is likely to result in noise, disturbance and nuisance to the detriment of neighbour's residential amenity.

Also, as the opening times include weekends - the significant noise disturbance due to the proximity of the garage to the neighbour's garden and garage this would essentially be a loss of garden privacy and a significant noise disturbance which could render both the garden and garage mainly unusable on times when they are potentially used the most on weekends.

4. Highway issues

The house is situated on a residential street, there is already intense on-street parking pressure on the Roundway Road, and I believe the proposed additional parking provision will damage both highway safety and residential amenity.

I also have serious concerns that the A1017 101 REV A Existing Site plan with parking and AMENDED BLOCK AND PARKING PLAN and the further information point 3 - will not easily accommodate cars in the layout proposed.

Due to the plans having only a single Entry and Exit point, the order in which you would have to manoeuvre the cars could potentially require all three cars to move at the same time, which would add congestion to an already busy residential street.

I would ask that consideration be made about how and where delivery vehicles would gain access to the site for unloading without causing a highway hazard or inconveniencing neighbours.

In the plans submitted there is potential for the client car to be parked across the highway pavement to the detriment of road safety or even potentially into the highway creating an

'Adverse effect'

5. Control of Hazardous waste

With the proposed plan there is the potential for hazardous waste and chemical waste to get into the environment - The Hazardous Waste Regulations, classify animal faeces as

"Clinical waste".

Dog waste can carry parasites such as ringworms, salmonella and tapeworms, which in some cases can cause blindness. Additionally, dog waste contains E. Coli and other harmful bacteria.

Also, some substances, including shampoos and sprays, contain potentially harmful chemicals (like organophosphates and carbamates) which can cause problems if not dealt with correctly. These would be regarded as hazardous under COSHH regulations and would require legally compliant methods to safely dispose of them.

In light of the above concerns, I respectfully request that the planning authority refuses the application or undertakes further assessment to address the issues raised. I am available to provide any additional information or clarification necessary to support my objections.

Thank you for considering my objections. I trust that you will give due attention to the concerns raised by myself and other concerned members of the community.

Sincerely,

