

Attention Mr J Toole
Havant Borough Council
Planning and Development

HAVANT BOROUGH
COUNCIL

19 DEC 2022

RECEIVED

18th December 2022

Dear Mr Toole,

I write in the hope that some modification may yet be made to lower the height of the boundary wall as it affects my property and [REDACTED] Manor Close.

**Efforts to mitigate the effects of developments at 26 Manor Close Havant PO9 1BD
Re. Revised Planning Application**

Those of us most affected by the above development (Nos 27 and 25 Manor Close) are feeling let down by the lack of support that we have received to the specific concerns that we have expressed.

Realism prepares us not to receive dramatic change, but in particular **the increase in external wall height** will not have increased internal accommodation but has become the dominant feature that is blocking views along the gardens on the west side of Manor Close from the first floor rear windows of [REDACTED]. This was always described by the tree specialists of the Council as a valuable asset that should be preserved and appreciated.

This view has now been replaced by a soulless intensely black plastic sheet (we were assured that it would be Green in colour) that extends all the way to the top of raised circumference wall. This wall looms over gardens of [REDACTED] as an oversize build (well beyond the original application or construction consent) rather along the lines of some light industry building.

The added height (of about seven courses of bricks plus the capping piece) appears to achieve nothing for the new extension and was only added in the Second Planning Application. It is a major dominant presence for both Nos [REDACTED]

Other properties: (No [REDACTED] Manor Close) has lost a great deal of natural sunlight over the lovingly cultivated back garden especially when the sun is low - such as now and will do so in the summer too !

But over-riding these separate issues is the Methodology of the Planning Control system within the Havant Planning procedures.

It seems to work like this;

Put simply (1) submit plans that will offend no one and which will be passed by the committee. and (2) work will start, the unapproved features are constructed - their approval being anticipated by a "further (Revised) Application" which approves the excesses in size and style not part of the original submission. (But in the practical experience of the builders they know that this can be overcome by submitting this "Revised Application" which will be automatically approved because the new work is rapidly progressing to completion and any alterations would be troublesome to say to least.)

There are issues such as the involvement of Councillors representing the area who (say?) that excesses can be required to be altered after the work is finished even though this will involve some additional cost to the builder - who may well have brought the problem on himself by appearing to act as God in the site planning matter. It has been suggested that a well practised 'PLOY' has been developed to circumvent the original decisions in Planning Approvals and subsequent follow-up. If this is so then I would regard it as a serious matter

Eventually one hopes that this flagrant abuse of Planning Approvals will be examined to ensure that Planning Approval means what it says and that the flagrant abuse of Planning Approvals will be brought under some vigorous control for all Local Authorities to abide by.

Yours sincerely,

