

HAVANT BOROUGH
COUNCIL

20 DEC 2023

RECEIVED

Dated 18th December 2023

Your Ref: APP/23/00893

PLANNING SERVICES
PUBLIC SERVICE PLAZA
CIVIC CENTRE ROAD
HAVANT,
HANTS
PO9 2AX.

Dear Sir,

PLANNING APPLICATION: SITE ADDRESS – 19 BEDHAMPTON RD, HAVANT, PO9 3ES
PROPOSAL: SINGLE STOREY SIDE EXTENSION

I refer to your letter dated 24th November 2023 in respect of the above mentioned proposal. Thank you for the copies of the relevant plans. The following comments are based only on these plans.

BACKGROUND

Nos. 15, 17 and 19 Bedhampton Road (3 Terraced Houses) were built in late 1970. The Site also contained Nos. 1 – 6 Brunswick Gardens, built shortly after and completed in 1971. [REDACTED]

RAINWATER/DRAINAGE

Due to the close proximity to the site of Portsmouth Water Co. grounds and the Chadswell Spring, in 1970 all rainwater and foul water on site was required to be entirely piped away into the drains, due to Portsmouth Water Co. requirements.

DRAINS FOR Nos. 15, 17 and 19 BEDHAMPTON ROAD

Nos. 15 and 19 are Single Use Drains. No. 17 is a Multi Use Drain.

Front Gardens (Rainwater only) - Only No. 19 drains into No. 17's drain from the porch and the gutter downpipe on the corner. No. 15 has a separate drain. Both front drains flow out into Bedhampton Road.

Rear Gardens (Rainwater and Foul water) - Nos. 15 and 19 drain into No. 17's drain by crossing the back gardens. No. 17's drain then proceeds down the garden to two inspection chambers in a private gated path owned by Nos. 15 and 17 plus Nos. 1-3. Drainage then crosses the rear gardens of Nos. 1, 2, 3 and 4 Brunswick Gardens (all multi use drains) and then onwards to Nos. 5 and 6.

POINTS OF CONCERN

In recent years the multi use rear drain at No. 17 has repeatedly blocked. [REDACTED] I have always arranged for the drain to be cleared. On the last occasion Southern Water undertook the drain clearance at my request.

1. I am concerned that during the forthcoming construction phase at No. 19, the multi use drain at the rear of No. 17 could become blocked. Nowhere in the "Construction Notes "on the Plans is this covered. There are just two references to "Inspection Chambers in Side Alley".
2. The Construction Notes on the Plans refer to "New Rainfall Goods to discharge to a new 2.00M3 Soak away located a minimum of 5M from Extension". Has the requirement to protect the nearby Portsmouth Water Co. Spring Water been discontinued in the 53 years since original construction?
3. No. 17 is a middle house which is dependant on the both next door's downpipes for the gutters (back and front) to remove rainwater. Blockages on either side quickly cause flooding or leaks on my property. The Plans do not show "RWPs" for this purpose. Could the construction of a new soak away impact No. 17's rainwater drainage?
4. The location of the ground floor Porch Drain at No. 19 (not mentioned or shown) and the front gutter downpipe are not shown on the Plans crossing to the front multi use drain at No. 17.

OTHER OBSERVATIONS

5. The Lamppost (SSE ref No. 1) and the Yellow "H" sign (Water Hydrant) located on the boundary wall are not mentioned on the Plans. These are located very close to the rear corner of the new Extension.
6. The new owners of No. 19 recently installed a Gas supply at the front of the house. The Construction Notes do not mention this.
7. Reference to the "Party Wall Act 1996" is not understood. Who are the "Adjoining Owners/Occupiers"?
8. Recently the front corner boundary wall to No 19 was hit by a car and a section of 4 metres needed to be rebuilt. Will the proposed extension restrict the visibility of vehicles turning?
9. Is the entrance to the Bedhampton Community Centre compromised by restricted visibility? For example: traffic travelling both ways and also traffic parking on the yellow lines.

The above concerns and comments are referred for your consideration accordingly.

Yours faithfully

