

5 October 2020

Mrs B Crawford
Planning Services
Havant Borough Council
Civic Centre Road
Havant, Hampshire
PO9 2AX

Dear Mrs Crawford

Your Ref APP/20/00754
Proposed outbuilding providing ancillary accommodation
18 Kingsey Avenue, Emsworth, PO10 7HP

There is ample scope for the repositioning of the proposed outbuilding to the rear of the garden [REDACTED] with the principal elevation facing south which would eliminate our grounds for objection and thereby subsequent grounds for referral to Environmental Health.

We would draw your notice to [REDACTED] which shows the log cabin in the grounds of 14 Clovelly Road and its proximity to the oak tree in the garden of 18 Kingsey Avenue. This building received retrospective planning in 2012 (application reference APP/12/00755). We wonder how this could be permitted, yet tree considerations are apparently being used by the proposer as a cynical device to justify the positioning the proposed building within 14.25m (46' 10") [REDACTED] with all the attendant nuisance/pollution problems. Should permission for the proposed building be granted, these problems will be the subject of continuous referral to the Environmental Health Department for nuisance abatement.

The current proposal significantly exceeds Permitted Development criteria particularly in terms of height of eaves, roof height and the prohibition of verandahs, and there can be no justification for this. Further, the Planning Portal conditions state, "To be a permitted development, any new building must not in itself be separate, self contained, living accommodation...".

It must be the function of the Planning Authority to refuse applications which exceed Permitted Development constraints and are potentially detrimental in terms of light, noise and air pollution and loss of privacy. We therefore rely upon the Planning Authority to enforce the appropriate constraints to obviate the stipulated nuisances we have identified.

Yours sincerely

Michael and Deborah Stallard