



Date:- 09/01/2020

Ms L Wells
Planning and Development
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

Dear Ms Wells

Re. Planning Application APP/19/01190 162 Stakes Hill Rd Waterlooville PO7 7BS

We would like to state that we totally oppose the above proposed development and this application if allowed to go ahead would have a catastrophic effect on all the people that reside in Durham Gardens. There are also dangerous implications for anybody that walk and use the footpath that abounds this plot. At this moment in time it is difficult at certain times of the day for emergency vehicles to enter Durham Gardens if permitted then it would be impossible.

Please see our bulleted observations listed below.

Visual Impact:-

This development due to its nature and building method will make it sit higher on its construction ring beam. Now add in the fact that it has a Mansard Roof and you can see that it will be higher than the surrounding properties. This would be a carbuncle on the visual impact of the existing houses in Durham Gardens.

Over Development:-

This development is suffering from the "Reverse Tardis Effect" i.e. cram as much in on a small plot as you can to maximise profit. Nine Flats ??

Impact on Residence:-

Parking in this small cul-de-sac is always at a premium as it is. Unfortunately we have two major schools within a couple of hundred yards so twice a day the road is full up with cars waiting twice a day, sometimes up to an hour to collect their children.

Demographics:-

Due to the proximity of the schools lots of children use the footpath for walking to and from school. They would need to cross this entrance drive at least twice a day and the parents could be crossing four times a day if taking their children to school.

Use of the Building:-

It is quite possible that there could be a potential of up to twenty cars using this building (9flats x 2cars each with a couple of visitors) with only parking for eleven if you assume access is required in front of the refuse bins at all times. If it is to be used for the elderly there could be extra nurses and carers cars. The residue of cars that

could not be accommodated on site will be parking in the cul-de-sac. This would exert an extreme amount of pressure on this already overloaded road.

Conclusion:-

This project is totally unacceptable and given all the above should be rejected in its entirety. This project appears to be an "over developers" dream to maximise profit at the existing residents expense. Unfortunately we have to live here when they have collected their profits and moved on. We will live with this nightmare for evermore.

Yours truly,

