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Mr and Mrs Lawes
Occupier and Owner
13 East Street
Havant
PO9 1AA

C/O case officer Mrs R McMurray
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX



15th July 2017

Dear Mrs McMurray,

**Re. APP/17/00694. 11 East Street, Havant, PO9 1AB.
Demolition of existing buildings and erection of 6 town houses with associated
access and parking**

Thank you for the opportunity to comment on the planned works. Our property is next door to 11 East Street, on the eastern side. The following summarises our key concerns and queries:

- Wall abutting 13 East Street garden
13 East Street's Property Information Form and TP1 Transfer Deed indicate that we are responsible for the northern boundary of the property, and 11 East Street is responsible for the western boundary wall of the property.

It was agreed in the contract when purchasing the property that the entire western boundary wall of 13 East Street, i.e. the wall separating 11 and 13 East Street, would be retained at the same height of the link building wall nearest to the 2 properties and comprise the original brick.

For clarity, the recorded agreement was that the walls of the link buildings abutting the 13 East Street garden would remain at the above height when the remainder of the link buildings are demolished.

- Conservation of Bay tree to the north of 13 East Street garden
This tree must not be cut back or damaged during any planned works associated with 11 East Street or the derelict land to the west and north of 13 East Street. Destruction of this tree would have a detrimental effect on the character and setting of the Conservation Area. It comprises one of the only trees in the immediate vicinity, providing essential greenery within the area and roosting for several bird species.
- Responsibility for woodwork associated with the corrugated roof and drainage on the link building wall abutting 13 East Street garden
- Reduced security once link buildings are demolished.
The alley entrance to 11 East Street must be secured during and after planned works. Vandals within the 11 East Street property and grounds are already an issue due to the

open alley entrance since the collapse of the entrance gate. Smashed glass and debris from 11 East Street regularly falls within 13 East Street's abutting garden. Easier access to the rest of the grounds could exacerbate the problem.

- Noise disturbance

More detail and agreement as to working hours and the months during which works will occur is required. This relates to works associated with destruction of the link buildings, the renovation of the 11 East Street property and the planned construction of 6 houses within the vacant land to the west and north of 13 East Street.

- Responsibility of developer and contractors to minimise and clear any debris associated with the works which falls within 13 East Street garden.

- Responsibility of developer to pay for any damage caused to 13 East Street property and grounds, including garden pots/plants, during works.

- Design and appearance of new buildings.

The planned works on 11 East Street and 6 new buildings to be constructed in the vacant land to the rear should be in keeping with the Conservation Area and enhance the appearance of the vicinity. The building spec, including proposed number of storeys and development layout should be provided to local residents for comment prior to works commencing. It is unknown if there will be significant effects on daylight, privacy and outlook.

Yours faithfully,

A large black rectangular box redacting the signature of the sender.

Mr and Mrs Lawes