

Ms Kayleigh Taylor
Havant Borough Council
Planning Service
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

11 January 2024



Site Address: 30 Queens Road, Waterlooville PO7 7SB

Proposal: Demolition of existing garage and studio block, construction of detached four bedroom property with refuse and cycle storage and landscaping

Ref: APP/23/00834

Reference the above planning application, we object to the proposal on the following grounds:

1. Shading/Loss of Daylight

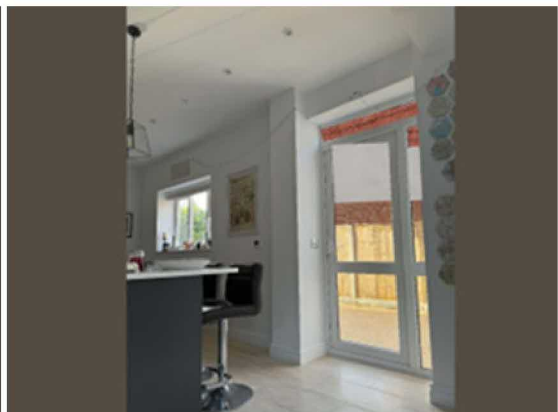
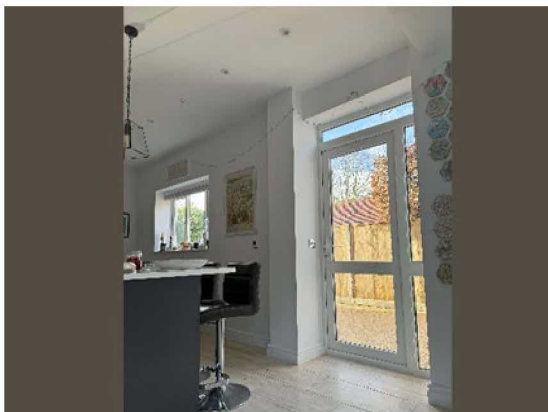
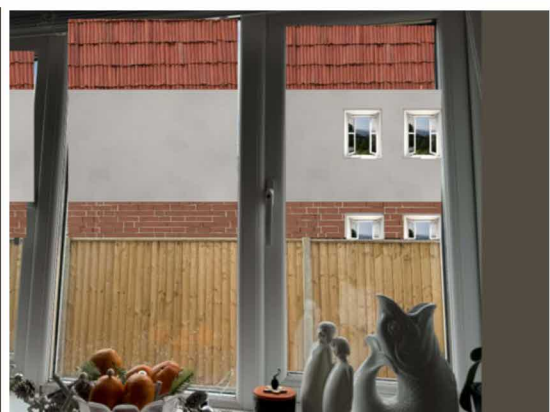
The west elevation of our property [REDACTED] contains windows to areas of habitable, circulation and utility space. The proposed development would cause a substantial amount of shading/loss of daylight through these windows as the indicative annotated 'before and after' photographs below demonstrate (these cover habitable space only, although circulation and utility space would be similarly affected):

a) Kitchen/breakfast room

BEFORE

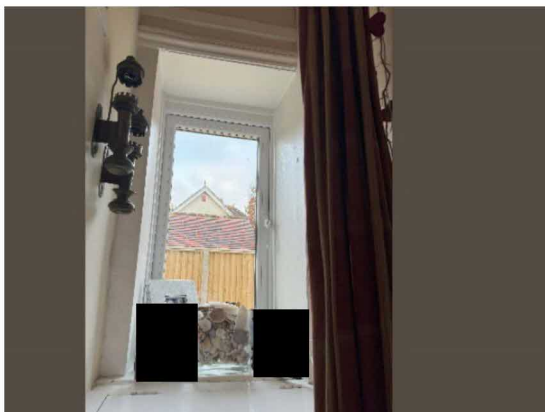


AFTER

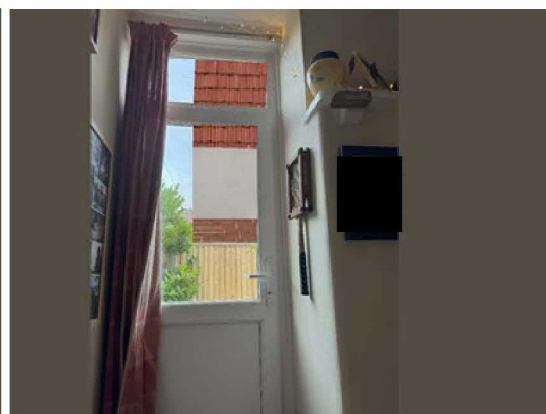
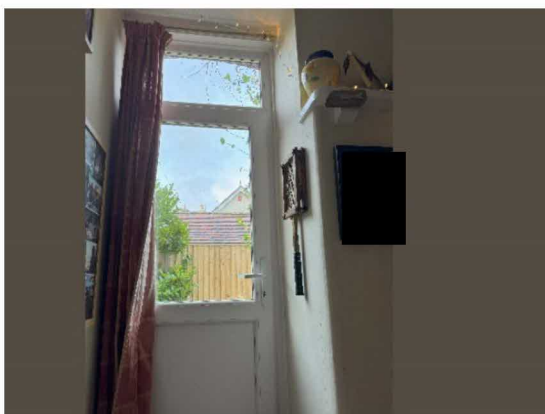
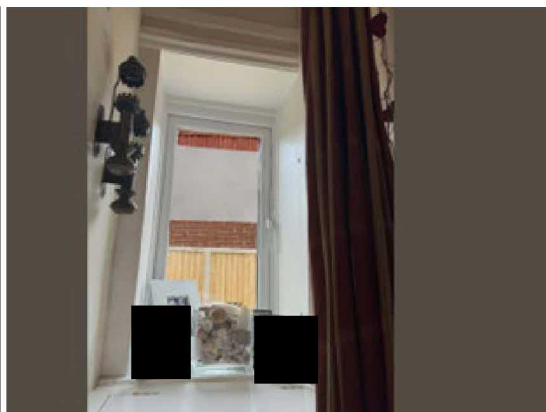


b) Snug/dining area

BEFORE



AFTER



c) North bedroom

BEFORE



AFTER



d) Middle bedroom

BEFORE

AFTER



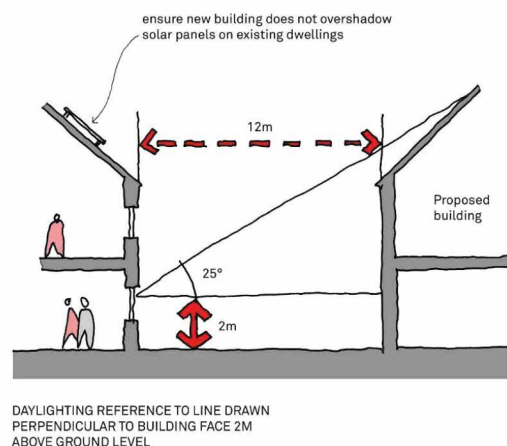
On the basis of the above, we vehemently disagree with the statement in the Design Proposal section of the Design & Access Statement forming part of the planning application that “... the proposal will not appear overbearing or lead to a loss of light ...” The opposite is true.

Havant Borough Council’s Design Guide Supplementary Planning Document (2011) sets out that:

“5.08 New developments should not result in the loss of light to existing buildings. Acceptable daylight to interiors can be provided once there is a 25 degree vertical angle from a point 2 metres above the ground on the facing external facade. (This results in a 10 metre minimum separation distance between dwellings).”

This is further explained in the Design Guide diagrammatically:

Figure 5.2: Daylight checking for new buildings adjacent to existing homes



The Design & Access Statement sets out that the external walls of the proposed development would be 8.2 metres from windows to [REDACTED] and only 2 metres from windows to 30 Queens Road, far less than the 10 metres minimum stated in the Design Guide. It is suggested that the application does not include a daylight/sunlight assessment for either of these properties because the results would prove unacceptable.

2. Overlooking/Loss of Privacy

- i. Apart from the shading/loss of daylight referred to in 1. above, these rooms would also suffer from a loss of privacy due to the positioning of the ground floor 'playroom' windows and the removal of the beech hedge to the east elevation of the proposed development. This is demonstrated in the indicative annotated 'before and after' photographs in 1. above.
- ii. There would also be a loss of privacy in respect of our garden, from the first-floor windows of the proposed development in particular, as the indicative annotated 'before and after' photographs below show:

BEFORE

AFTER

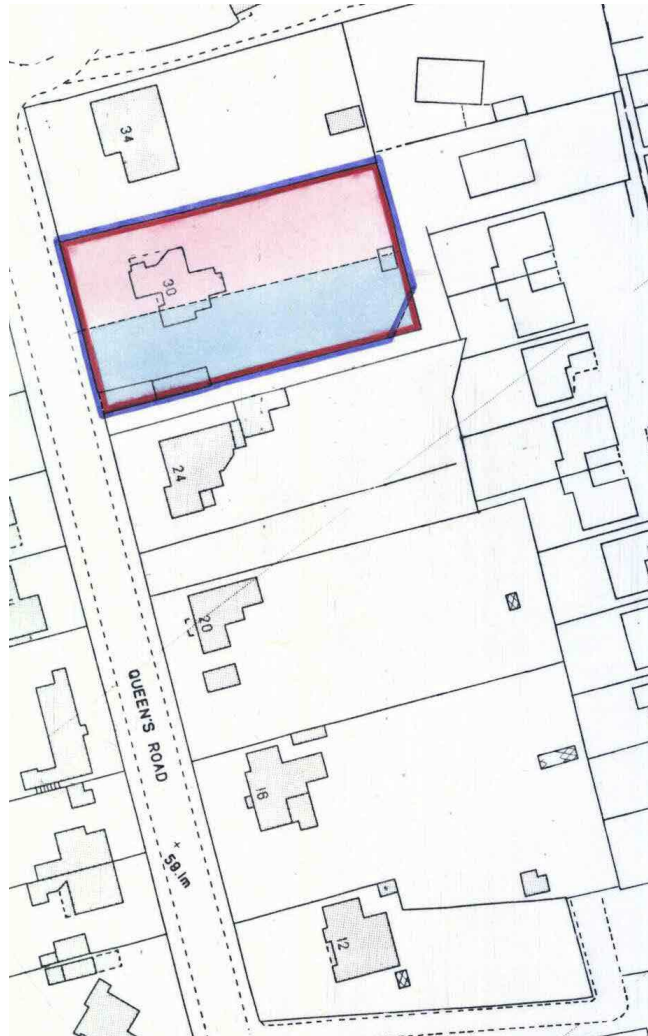


- iii. These photographs also demonstrate that the proposed development does not respect the 2-storey 'building line' to the back of the existing adjacent properties, making it overbearing in appearance and further reducing the privacy of the gardens to the properties either side.

On the basis of the above, we vehemently disagree with the statement in the Design Proposal section of the Design & Access Statement forming part of the planning application that "... the proposal will not ... lead to a loss of ... outlook or privacy" or that it would have "limited and acceptable impact on the properties immediately adjacent to the application site ...". The opposite is true.

3. Detrimental Impact on the Character of the Local Area

- i. Properties on the roadside building line of the north side of Queens Road, either side of the proposed development, consist of Edwardian houses on their original plots (12, 18, 20, 24 and 30 Queens Road) as shown in the extract from the title deeds for 30 Queens Road provided below. The only post Edwardian property constructed along this building line (shown in the extract below) is 34 Queens Road, built in the 1950s maintaining a complementary building to plot width ratio as can be seen below.

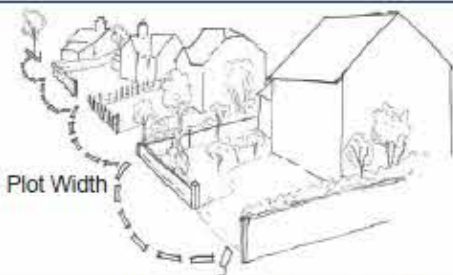


The proposed development does not respect this established building to plot width ratio as the extract from the planning application below clearly shows:



Instead, the application involves the proposed property being 'squeezed' into a narrow plot that is only 2 metres away from the east elevation of 30 Queens Road and 1 metre away from the proposed site boundary the other side. This causes the proposed development to be out of scale or balance to the other properties in its vicinity, thereby compromising the character of the road and the properties within it.

In this respect, the proposed development contravenes Havant Borough Council's Design Guide Supplementary Planning Document (2011) that sets out the following:

Table 4.1 - Local Patterns of Development – Analysis and Response	
The layout of development should reflect the layout and pattern of development in the neighbouring area, looking to adjoining properties first.	
1. Layout and form	
Plot width This is the typical plot and building width that addresses the main street. The width of the plot and width of the proposed building should be similar to that prevailing in the local area, looking to immediate neighbours first.	
Street build up Existing gaps. Regular rhythm.  Extending into gaps. Broken rhythm. 	This looks at the amount of the street that is built up. The gaps between buildings, or the lack of gaps between buildings plays an important part in forming the character of an area. The gaps can provide us with views to the countryside or landscape to the rear of properties. In town and village centres the buildings often form a continuous frontage to streets, or in the case of Havant Town Centre the continuous frontage is broken in places by gaps and routes through called Twittens, which are unique to Havant. New development should follow the established pattern of properties on the street.

In particular, the proposed development is not "... similar to that prevailing in the local area, looking to immediate neighbours *first*." and it does not "... follow the established pattern of properties on the street."

- ii. The proposed development also severely compromises the existing 30 Queens Road, a fine property of unique character and identity for the area as the photographs below clearly show; a house and gardens treasured by the inhabitants of Queens Road and Waterlooville in general:



A particular example of the severely detrimental impact the proposed development would have on 30 Queens Road is that the east elevation windows, including those to the study, utility room and a bedroom would look directly out at a 2-storey brick and rendered wall just 2 metres away. This will reduce significantly the amount of sunlight and daylight entering all rooms with east elevation windows including those referred to above. The east elevation is shown from the outside in the photograph below:



East elevation

The study has two large windows as the photograph below. A 2-storey brick and rendered wall 2 metres away from the east elevation window (as annotated) would reduce the daylight entering this room significantly and provide very unattractive view from this very attractive room.



This same 2-storey wall would similarly ruin the east elevation (as annotated) of impressive feature glazed wall and roof to the kitchen shown in the photograph below, reducing the incoming light, spoiling the view and thereby destroying the character of the feature and the space within.



It is also to be noted that the bedroom to the first-floor southeast corner of the property only has one window. The only view from this bedroom would be a rendered wall 2 metres away from the window.

On the basis of the above, we vehemently disagree with the statement in the Design Proposal section of the Design & Access Statement forming part of the planning application that “... *the proposal will not appear overbearing or lead to a loss of light, outlook or privacy*” or that it would have “*limited and acceptable impact on the properties immediately adjacent to the application site ...*” The opposite is true in both cases.

- iii. It is worth noting that the properties built post Edwardian times in this area to the north side of Queens Road (apart from 34 Queens Road referred to above) have been tandem

developments set back some distance from the roadside building line accessed via dedicated lanes, thus preserving the character of the properties visible from the road. The proposed development would breach this well-established principle, detracting from the overall character of the road, and more particularly, the unique character of 30 Queens Road.

- iv. In addition to contravening the Design Guide referred to above, the proposed development would also be contrary to the Forward Together and the Core Strategy themes set out in the Havant Borough Core Strategy (March 2011). Under 6: Caring for Our Borough, it is for the Council to “Deliver the effective stewardship of the unique qualities of the borough’s built and historic heritage ...” going on to say that “The environment enjoyed in the borough is very special and through effective stewardship the council aims to make sure that it continues to be so.” Should this development be allowed to proceed, it would damage the heritage of 30 Queens Road and the surrounding area. Worse still, it would set a precedent opening the door to every ‘gap’ on the subject building line being similarly developed, which would have an even more devastating effect on the character of the road and the properties within it.

- v. Within this Core Strategy Document at Policy CS16 High Quality Design, it states that:

“Planning permission will be granted for ...

... development that is designed ... to create places where people want to live, work and relax”

and for design that:

“... respects local context and ... responds positively to existing ... local character within or close to the proposed development site;”

“uses the characteristic of the locality to help inform the design of the new development including ... plot widths.”

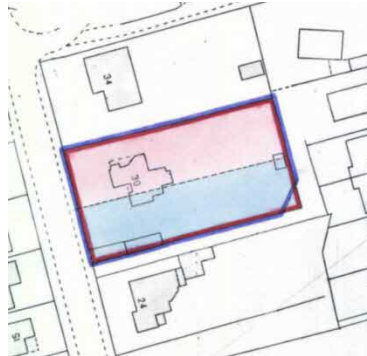
The proposed development does none of these things as explained above.

4. Detrimental Impact on the Environment

- i. It is clear, from sitting outside on a fine evening, that there is a significant bat population in the vicinity of 30 Queens Road and the proposed development. It is quite possible that there are bat habitats within the garage and car port structure that the proposal seeks to demolish. If this is the case, the development would have a damaging impact on the bat community.
- ii. There is an impressive beech hedge to the eastern boundary of 30 Queens Road that is approaching 5 metres high. Not only does this provide privacy to the nearby properties but it also provides a habitat for wildlife, possibly including bats. The arboricultural report forming part of the planning application acknowledges that this is a “high A grade” hedge and that 8 linear meters of it is “under the footprint of the proposed development.” Checking the dimensions, allowing for the single storey projection to the east elevation of the proposed development and making a realistic allowance for construction working space, the loss of this hedge is likely to be nearer twice this amount at around 15 linear metres. This would involve the loss of circa 75 square metres (in elevation) of “high A grade” hedgerow, which would prove difficult if not impossible to replace within a reasonable timescale. This is likely to have a long-term, if not a permanently damaging effect on local wildlife.

5. Breach of Restrictive Covenant

The covenants contained in the Conveyance dated 31 December 1965 included in the title deeds for 30 Queens Road THE FIRST SCHEDULE item 3. states that the owner of the property (signified by the "land edged blue on the filed plan ..." as the extract below) is "NOT to use the property hereby conveyed or any part thereof for any purpose than that of a private dwellinghouse [singular] and not to do or suffer on the said property or any part thereof or in or upon any building to be erected thereon anything which shall be a nuisance to ... the person or persons ... owning any of the land adjacent to or in the neighbourhood of the property hereby conveyed ..."



The proposed development breaches this covenant in two respects:

- a) It proposes multiple dwelling houses where the covenant allows only one; and
- b) it generates a nuisance to "persons ... owning ... land adjacent to or in the neighbourhood of the property hereby conveyed" as set out in more detail above.

6. Conclusions

It is submitted that the proposed development would:

- i. Contravene the Havant Borough Core Strategy;
- ii. Contravene the Havant Borough Council Design Guide Supplementary Planning Document;
- iii. Be contrary to the conclusions of the Design & Access Statement (which form part of the planning application) in that the proposed development would:
 - a) detract from the existing street-scene;
 - b) not be in keeping with the character of its surroundings;
 - c) spoil the immense character of 30 Queens Road in particular;
 - d) not respect the privacy, outlook and sunlight of either of the immediately adjacent properties;
 - e) do nothing to enhance the existing site ecology - more likely the opposite; and
- iv. Breach a restrictive covenant in the title deeds for 30 Queens Road.

It is therefore respectfully requested that this application be rejected.