

Planning Application APP/21/00024

We strongly object to the proposed development at 26-32 Padnell Road, Planning Application APP/21/00024 for the following reasons:

- **Privacy**

The proposed development will most certainly cause loss of privacy with unobstructed views directly into our garden. Due to the building being out of alignment with the existing properties, we feel this is an overbearing intrusion on our property and that of our neighbouring properties. The plans show that the upper floor flats have balconies and side windows which would allow direct views into our garden and this would impact on our privacy and opportunities to enjoy the garden to its full potential. We have further concerns that the building will also have direct views into the local schools. With the surrounding trees being felled and reduced, this would provide an open viewing platform directly into the playground and I would question the council's ability to safeguard the children appropriately. The outlook from the balconies and rear windows would be directly into the schools conservation area which is used regularly.

There would be limited privacy for our property and our neighbours if this development were to proceed and have a huge impact on the surrounding area. [Redacted text]

- **Out of Character**

When we submitted a planning application [redacted text], to demolish and rebuild our property, we were heavily restricted by the council's planning guidance and only given permission to build a chalet style house. We were not permitted to build a two storey house and were limited in our application due to the surrounding houses being predominately chalet bungalows. With this in mind, we find it extremely objectionable that planning permission has been applied for six flats in a two storey building. How can this be deemed a suitable dwelling in keeping with the neighbouring properties? The design of the front elevation of the building with its large windows and balcony are totally out of context with the neighbouring dwellings and will do nothing to blend in with and enhance the neighbourhood. The height, size and positioning of the proposed building is totally out of character and the aerial plans clearly show that this out of alignment with the existing properties and is overpowering in its presence. The proposed direction for the construction of the development would be visible and dominate the outlook from all rear gardens and rear rooms along this side of Padnell Road. The alignment of the proposed development will result in an undesirable form of backland

development out of keeping with the character of the locality and detrimental to the amenities of the area.

- **Undesirable Precedent**

The proposed development would create an undesirable precedence and make it difficult to refuse further similar applications. There is potential that properties for sale would be bought by a developer with the aim of demolishing the original dwelling and replacing it with an over development, like the proposed application. This would be to the detriment of the neighbourhood. In addition, we would like our frustrations recognised that we were limited to the design, structure and positioning of our house when we submitted plans [redacted text] and yet the council are considering a development on a much grander scale and it appears that policies and protocols are not being adhered to and followed if this application is approved.

- **Highway Safety and Traffic**

We already have huge concerns with the parking, traffic flow and air quality in Padnell Road. (Detrimental effect and impact on the quality of the local environment - section 79 of the Environment Protection Act 1990)

This proposed development will further impact on the growing problems due to increased heavy traffic and parking availability. Padnell Road is a major bus route and is extremely busy at all times as it serves the local primary schools and is the main access road to the Hazelton estate.

Although the developer has allocated 6 parking spaces for the property, typically households on average have more than one car. This would lead to more parking spaces being required on the road which is already under strain.

Parking is an ongoing concern to us since the council installed double yellow lines up to no.18 and no.13 Padnell Road. This increased congestion throughout the road and subsequently created a pinch point outside no.20 due to the lack of parking facilities elsewhere.

Padnell Road has become a parking facility for patrons and workers of the local businesses, including but not limited to, Willows Nursery, St. Wilfred's church, health care workers to Nightingale Lodge, the Health Centre and the local shops who regularly park within Padnell Road and cause congestion for the residents. It is quite dangerous at times to reverse from our driveway due to the parked cars that already obstruct our driveways and in addition, the traffic is often stacked up to our property due to the traffic lights at the junction of London Road. Emergency vehicles and buses often struggle to safely navigate through the parked vehicles.

The parking survey was undertaken on a Sunday (6.12.2020) during the Tier 4 Lockdown. This is an inaccurate reflection of the cars parked and the traffic

flow on the road during a normal week. The photographs attached (25.01.2019) clearly show the traffic congestion at the pinch point on a normal school morning and is a true reflection of the problems experienced on a daily basis. How can the validity of this survey be considered an accurate representation? The action of completing a parking survey on a Sunday is misleading and does not portray a true representation.



25th January 2019



8th February 2021

- **Drainage**

The site of this proposed development provides a source of natural drainage with surface/excess water eventually draining into Hermitage stream. Without this drainage there is increased risk for neighbouring properties to experience more local flooding in their rear gardens - the sub-soil is solid clay. Flooding already occurs during heavy rain. Should the proposed development proceed there is likely to be excess surface water run-off due to tarmac and concreting of the ground surface. In addition, any run off from the large roof will be considerable and will add to the existing drainage problems in the area.

- **Sewerage**

The addition of six flats will add further strain to the existing antiquated sewerage system which already backs up into residents' gardens during periods of sustained rain fall. This is an ongoing issue and the Environment Agency maintains an open case on this problem as it is a regular occurrence, particularly during heavy rain.

It should also be noted that the plans for the development of more than 80 residential units on the site of Padnell Grange will cause additional concerns. Any overflow of raw sewage creates a significant health hazard and every effort should be made to prevent an increase in its occurrence. The development of the further six flats will only add to this health hazard by placing an unnecessary additional burden on the sewerage system.

- **Loss of Trees & Damage to habitats on Greenfield Site**

Surprisingly, the Ecological survey was conducted in November 2020 after the site was cleared of all trees and vegetation, meaning any wildlife had already relocated. The site was cleared of numerous mature and established trees in May 2020 during the National Lockdown. Only after the trees had been removed did we receive communication (TPO) from the Havant council. The site survey will obviously prove inaccurate due to it being undertaken 6 months later after the week long clearance works of trees and vegetation. We would strongly object to the remaining mature trees being reduced and/or removed unnecessarily as these form an integral part of our community and ultimately add value to the existing properties.

When we purchased our property we were informed by our solicitor that no building was allowed on this site, Joey's field, as it had a protected covenant on the land. However, if this proposed development were to proceed, it will have a further detrimental effect on the local environment in the form of loss of an important habitat for numerous species of flora and fauna including hedgehogs (already dwindling population) foxes, owls, bats and numerous other bird and insect species. In fact, many of these woodland animals have already disappeared due to the removal of the trees and the loss of this

habitat. Currently, the environment is dark at night; the addition of lighting for potential residents during the hours of darkness would cause an unacceptable adverse effect both on the neighbouring properties and nocturnal animals. The planned landscaping will in no way replace what has already been destroyed before objections could be raised. The effect of this development runs completely against the council's ethos and objectives concerning environmental and Biodiversity plans. (Havant Borough Biodiversity strategy (an update of the 2011 Biodiversity Action Plan)).

- **Over development**

The proposed development of this relatively small site clearly shows a lack of consideration from the developer to the existing residents. The design and appearance will dominate the local landscape and is not in keeping or in line with the existing properties. When the site was advertised and went to auction it clearly stated, 'potential planning for one, possibly two dwellings, numbers 28 & 30.' How then can this translate to potentially six flats? It indicates the developer has shown scant regard to enhance and develop the residential area but has every intention of maximising his potential earnings from this small site.

- **Local Plan**

Havant Borough Council's Local Plan provides an outline of the proposed development for dwellings within council boundaries up to 2036. The plan identifies a need, in accordance with the Government National Planning Policy Framework (NPPF), for the provision of 9260 dwellings to be constructed between 2018 – 2036. As of February 2018 sites and space sufficient for the provision of 9549 dwellings had already been identified. This is a surplus of 289 dwellings and is a clear indication that the proposed development of six flats is not necessary in order for the council to achieve their requirements in accordance with the NPPF. The site in question is clearly a greenfield site and it should be noted that the site at Padnell Grange has also been identified for the provision of more than 80 residential units (H46). Clearly, this is an over development for a small area and is further evidence of the unnecessary development of this site and the construction of these flats.

In summary, we would like the council to fully appreciate the detailed concerns of the existing residents and reject this application. The implications of adding six flats compared to one or two family dwellings on the local amenities, services and infrastructure will be enormous and should not be under estimated.

Yours sincerely.