

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/X1735/W/23/3328946

#### DETAILS OF THE CASE

Appeal Reference

APP/X1735/W/23/3328946

Appeal By

MR BRIAN LONG

Site Address

27 Emsworth Road  
Havant  
PO9 2SN

#### SENDER DETAILS

Name

Address

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

## YOUR COMMENTS ON THE CASE

(Neutral)

Comment submitted date: Tue 02 Jan 2024 (exactly the same as submitted Tuesday 07 Feb 2023 for original Havant Council Planning Application).

Space:

The development site plan shows a building construction that occupies up to the very boundary of three sides of four of a roughly square plot with very limited outside space within the boundary of the property. This seems to be potentially a cramped over development of a small plot more suited to perhaps a single domestic unit development.

The development indicates to offer two small studio apartments, one at minimum space guidance criteria of 37m<sup>2</sup>. The plan drawing is not scaled, only an area size is indicated. Using Google maps you can estimate the width of the plot to 8.3 yds or 7.6m. With outside cavity wall losses of least 30cm each side that leaves a 7.0m clear width for unobstructed internal dimension. The overall length of each property is not much more than this too and there is loss of studio flat space on each floor to the joint entry and stair well provision. I hope someone from the council verifies the property internal spaces to be acceptable to any local or national minimum living space implementations and policy.

Refuse & Environment Health:

There is no provision for outside bin store with the suggestion bagged rubbish will be held inside the property for the two week council bin collection cycle and bags placed outside for collection on the due day (if the sole occupier is around to do so that day). Locally most neighbourhood bins are collected with council provided wheelie bins or private commercial bins similar. There is evidence of vermin control around the pub next door. If this development cannot provide outside wheelie bin storage space will someone from the council assess the impact of bagged waste left at the side of the road in an area that already requires vermin control?

Provisions for parking, resident transport:

There is no possibility or provision for a parking space. Bike racking is suggested internally to the property. In properties of limited space, the amenable space is further limited with the need for internal bike racking and stage.

Outlook and occupier environmental aesthetics:

The top floor studio has a Northerly facing full length balcony (0.6m to 1.2m depth, estimated as no plan scale?) which overlooks surrounding gardens and the rear small courtyard garden area of the popular pub next door. It is diagonally opposing the pub's function room location.

The ground floor studio has a 1.8m high fence bordering the same full length profile of the property positioned between approximately 0.6m and 1.2m (again estimate) diagonal line along the property. The ground floor properties main windows and light to the living space will be blocked by fence to the North and the advertising hoarding to the South. This was one of the reasons for planning refusal of a not dissimilar application made previously in 2012. There seems no improvement in the design here.

The pub next door regularly has live music and serves food too. The function room at the back of the pub adjoins the beer garden diagonally opposite the outside recreation space of both of the studios'

(balcony and garden).

Directly beside the property is the kitchen area of the pub and to the front and side of the property the delivery, store and staff/kitchen entry area for the pub. Also in these areas are the refrigeration and air conditioner manifolds and roof ventilation systems for the pub and its kitchen's various operational needs.

#### Environment and sustainable drainage:

The application mentions a sustainable surface water drainage plan. However, I could not find any details. Sustainable surface water drainage implies surface water will be soaked away within the border of a property (certainly not being drained into the mains sewer) without draining directly onto neighbouring property as surface water overflow. The construction of this property as drawn seems to fill the property boundary edge to edge, apart from the small garden and path onto the plot. Is the sustainable surface water soak away to be constructed under the property? Or, in the very small garden of the ground floor flat? Normal building design and controls would suggest a soak away would need to be positioned further away from the property development (5 to 10m?). In this case that could only be on land not indicated as being a part of the property being developed. Is the planned drainage for surface water truly sustainable? What are the details of that sustainable drainage plan?

#### Potential Conclusion:

On a small plot this design attempts to maximise the use of available and limited space. In so doing the occupiers' amenity is limited to minimum space requirements, limited and reduced outlooks. The occupiers' functionality and convenience is also minimised by the need to store refuse waste inside, alongside any physical mode of transport used. Limited outside space available means sustainable surface water drainage will need a creative design and delivery solution. Would a smaller single unit development be more environmentally sustainable?