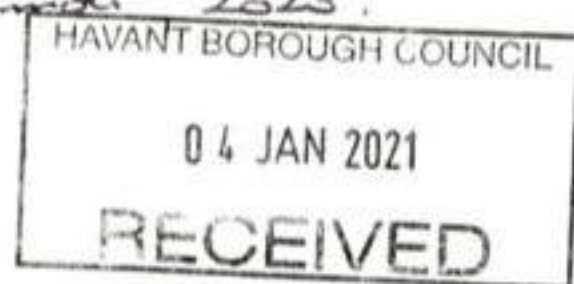


Public Services Dept., (Mr. J. Toole),
Havant Borough Council,
Havant, PO9 2AX.

30 December 2020.

Yours faithfully: All / 20 / 01 / 24



Dear Mr. Toole,

Re. 110 Southleigh Road, Havant, PO9 2PS.

Thank you for your correspondence of 10th and 21st December 2020 relating to the above referenced planning application and for the opportunity to comment on the revisions to the original failed application, refused on 2 November 2020.

My initial reaction is of incredulity that the applicant has apparently paid so little heed to the previous objections and would appear to continue to disregard the basic rights of adjacent property holders. The revised application again attempts to erect an inappropriate overdevelopment on a restricted plot, potentially resulting in adverse (and lasting) effects on the surrounding area.

Just as I submitted in my earlier letter of objection, this revised application remains disproportionate to the scale of the site and its limited access and would have a lasting, detrimental effect on a not inconsiderable number of neighbouring households.

The proposed (revised) development remains

totally out of character with the area, represents an unnecessary and unwarranted intrusion into the lives of adjacent residents, results in adverse and detrimental effects on amenities and the quality of life of neighbouring families, and potentially will result in traffic issues on the increasingly busy (and immediately adjacent) Southleigh Road.

Comparison of the two sets of plans (original and revised) suggest that the reasons for refusal on 2nd November 2020 prevail and have not been addressed. Nos. 5 and 6 Spindle Warren and 108A Southleigh Road would appear to be those properties liable to be most impacted by any future redevelopment.

My key areas of objection are unchanged and I re-iterate them below in more detail:

(1) The design and appearance of the proposed extensions are deemed inappropriate in context to the main and surrounding buildings. Having been considered unacceptable contrary to the H&LIP core strategy, it would continue to result in "adverse impact on the visual amenity of the area and the way it functions." This factor holds true.

(2) Despite awareness of intended dimensions (omitted from the outline plans), my prime objection stems from the proposed height, mass, bulk and design on the very restricted plot which would be almost totally developed

and have an overbearing impact on my (and adjacent) property. This would adversely affect my access to natural light and the extension would unacceptably overlook my property [REDACTED] with a resulting marked loss of privacy.

In particular, the present house has no windows on its North elevation above ground level: this would be dramatically changed, with direct oversight of my first floor lounge and master bedroom and impact of my use of my balcony. Despite a slight alteration to the extension plans and a minimal reduction in overall height, nothing has been done to ameliorate these concerns. The proposed development continues to severely impact on the privacy and available natural light of those houses immediately to the North and (to a lesser extent) South of the site. Further, the revision adds to these issues as far as property facing the South elevation is concerned due to the proposed increase in size and scope of the proposed new garage/accommodation element.

(3) The current dwelling at 110 Southleigh Road blends unobtrusively into the surrounding area and is of similar size and style to surrounding properties. To approximately double its size and expand to occupy the bulk of the available plot would result in its dominating its surroundings and leave little free space or garden around the structure. The resultant scale, designed size and construction of the building would be totally out of proportion not just with adjacent properties but, indeed,

with the surrounding residential area.

I contend that the proposed extension goes beyond acceptable limits since it is evident from the submitted plans that the redevelopment would dominate existing buildings but would be neither "sympathetic nor subservient" to the original building design and would not meet the requirement to be a minimum "20 metres from the neighbouring properties to the rear" - nos. 5 and 6 Spindle Warren. Further, properties in the surrounding area are all predominantly brick structures.

- (4) I am very much fearful that (if ignored) the proposed property would adversely impact on my family's quality of life: in particular, in terms of increased stress, increased noise and traffic movements and having a marked impact on our well-being and loss of privacy. [REDACTED]

[REDACTED] Direct overlooking of our front and rear gardens, into our conservatory and first-floor rooms are issues in point and would impact on our mental well-being / the potentially adverse effect on property values is of consideration too in this respect.

This proposed development is certain to have a negative impact on both property values and residents'

- quality of life in the immediately surrounding area. Any change of use would be additionally detrimental in detracting from the merit of the area and detracting potential future purchases of surrounding properties.
- (5) The lack of information provided about intended future use of the ^{subject} property is of some concern. The plans would suggest a move towards multiple occupancy and more frequent comings and goings. Therefore, it is requested that a limitation as to future use be put in place as part of this application.
- (6) It remains concerning that potential road safety and traffic issues are not resolved. Entry / exit to / from Southleigh Road, in particular, needs urgent remedial consideration.

While there is "insufficient capacity for parking on the immediate road network", the narrow sided driveway adjoins onto an increasingly heavily trafficked road close southwards of a bus stop and with restricted vision. With a bus stationary, drivers heading southwards on Southleigh Road are unable to see the entrance either before or whilst overtaking. In such a situation, drivers exiting the driveway are "blind" to southbound traffic. The probability of vehicles reversing onto the main road simply adds to my concern.

The provision of adequate parking post-extension is a major issue. The proximity of the bus

stop to the site entrance would render parking adjacent to the property, on Southleigh Road itself, hazardous and would create traffic obstructions. Southleigh Road is insufficiently wide enough to allow for parking and two opposing lines of traffic. With the obvious increased occupancy suggested in the plans, and in cognisance of limited space on site and an increase in visitors, it is difficult to see how parking issues can be avoided. These issues only increase with consideration of contractors' needs for vehicles and plant during the (potential) construction phase. Indeed, managing increased parking and making provision for plant and materials will be logistically testing and it is difficult to see how overspill and obstruction of the shared driveway and or, indeed, the public road and pavement can be avoided.

I am sceptical that restricted site parking will be relieved by the revised proposals — including the proposed revised access (if constructed) — and I am unconvinced that any resolution can be achieved without recourse to extraordinary provision on the (present) front garden. Such a move would impact further on my privacy as it would overlook the rear of my property and increase noise and pollution nuisance. Such a provision would in any case "alter and detrimentally affect the character and visual amenity to an unacceptable level".

(7) The very nature of the proposed extension would

require considerable construction plant, machinery and vehicles, plus mighty scaffolding, over an extended period. This scale of building is simply impractical to conduct on such a restricted site and within the confines of the plot: it would inevitably overspill onto the shared driveway obstructing access to the adjacent four properties. Any actions that obstruct from the free use of the main road and/or pavement to traffic, cyclist or pedestrians would be problematic.

An undertaking of this complexity would create immense inconvenience and disruption to the lives of surrounding property holders and access/egress for residents of other properties cannot but be compromised. Noise, dust and disruption would adversely affect the health of vulnerable neighbours.

In conclusion, the proposed development of this property on an already restricted plot would result in adverse implications for local residents — their amenities, access to homes, loss of privacy and natural light, together with effects on residents' physical and mental well-being [REDACTED] and a detrimental effect on the character of the surrounding area. Hence, I strongly object to this application and oppose the potential redevelopment of 110 Southleigh Road.

It is respectfully requested that this revised application be once again refused.

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Yours sincerely,

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