

2, Aubin Wood
Emsworth
Hampshire
PO10 7UA

HAVANT BOROUGH
COUNCIL

10 JUN 2016

RECEIVED

Planning Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

Your Ref: APP/16/00533
10th June 2016

Dear Planning Officer

APPLICATION REFERENCE APP/16/00533
Land South of 2 Aubin Wood, Emsworth, PO10 7UA

We refer to the above planning application and are writing to register our objections to the proposed development. We have a number of concerns about the scale and position of the proposed building and need to point out a number of factual inaccuracies which have an important bearing on the application. Our property, no. 2, is the adjoining dwelling immediately to the north.

Overshadowing

The proposed building will immediately abut our boundary fence and cause a significant loss of light to our garden and to our principal living areas, contravening the Havant Borough Design Guide 2011. There would be an unacceptable sense of enclosure, given the shape and size of our garden. The current hedge is already a towering sixteen foot plus, blocking light into the property and garden, especially in the winter, so to replace the hedge with a solid construction of twenty foot plus will further exacerbate this problem.

Planning Property Guidance Note 3 (Housing) states that there should be adequate space between buildings to avoid spoiling the amenity of neighbouring houses by overshadowing. This is further exacerbated by the decision to place the new building directly against the boundary, rather than the one metre distance stated by Building Regulations. It should be noted that the boundary fence turns slightly towards the development plot as it goes back, meaning that the space left at the front should be greater than one metre. The erection of the new building and its associated foundations this close to our property would undermine our driveway and soakaway. No space has been allowed for the erection of scaffolding during construction or provision for subsequent maintenance of the north side of the proposed house.

Inadequate parking

As a four double bedroomed property is proposed, car parking should be a minimum of 3 spaces, as described in the Havant Borough Council Residential and Cycling Provision Policy March 2010. Provision of only two spaces will result in disruption for other local residents. The safety of the proposed vehicular exit from the new house is also a concern as the current high fence effectively blocks visibility of vehicles exiting Brunswick Place, as there is only a short driveway beyond the fence.

Street scene

The proposed design is significantly different to the neighbouring properties on the development and is unsympathetic to its situation. Aubin Wood is a recently constructed development with over 40 houses built in a complementary style and the proposed new building will detract from the carefully managed appearance of the development. Havant Borough Council's design principles highlight the importance of following the established pattern of existing houses. All other large houses on the development are set with space to either side and the Council's guidance suggests that prevailing features should be incorporated in high quality designs, making use of the characteristics of the immediate environment to inform the design, rather than standing out as different. The current design does not appear to make an attempt to blend with existing properties on the development.

Access to the property

The Design and Access Statement provides a site map which is misleading because it does not make clear the full extent of the land ownership. There is a strip of land to the west, immediately in front of the current fence which is in the joint ownership of ourselves and Cala Homes. This land is managed partly by ourselves and Pinnacle Property Management on behalf of all of the residents of Aubin Wood. The application includes using part of this land as the driveway to the property, which is currently landscaped and houses the grit bin for the development. Cala Homes have confirmed that the only access to and from the development site, currently permitted, is the tarmac section to the current gates. The application also proposes the removal of the entire fence in front of the new house. However, the first section starting from the north as far as the first fence post, is registered to our property at the Land Registry and is not at the discretion of the applicant. The proposal to build across the entire width of the property at the front of the plot, does not allow for access to any building compound that would be needed for the storage of building materials and equipment, which would result in considerable disruption for residents.

Factual accuracy

There are a number of inaccuracies on the Planning Application that the Council should be aware of:

Section 6 – altered vehicle access is proposed.

Section 15 – there is a hedge on the development site to the north.

Section 24 – the site is visible from the public highway.

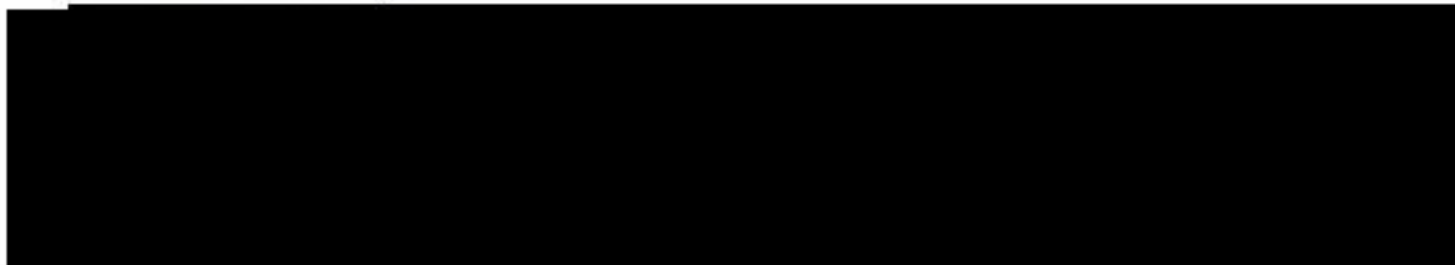
There is a reference in the Design and Access Statement to the aspect facing Westbourne Close, which is over 1 mile away, making it difficult to interpret this comment. It should also be noted that the northern boundary fence is owned by 2, Aubin Wood.

Conclusions

We would like to request that you visit our property when you carry out your site visit so that you can evaluate the impact of the proposed development on our house and garden. Whilst the Council policy has a target for new houses to be built, there is already a preponderance of large dwellings at Aubin Wood and housing needs would be better served by a smaller scale development, possibly of a single storey.

In conclusion, the National Planning Policy Framework confirms that the Government attaches great importance to the design of the built environment and one of its core planning principles is to “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”. In our opinion the proposal would result in significant harm. Therefore, I feel it is unacceptable. I trust you will be able to take all of the above into account when determining the application.

Yours sincerely,



Stephen and Pamela Porter

Without prejudice to my objections above, should the application be approved I would like to take this opportunity to request a condition that the property should fall under the current arrangements for maintenance of the Aubin Wood site by Pinnacle Property Management. Furthermore, times of construction should be restricted to 8am to 5pm, Monday to Friday.