

Mrs. T. Pickup,
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire PO9 2AZ


20 October 2021

Incl. Letter from Hampshire Council & planning Clause 3.3

Ref. APP/21/00944 Planning for Bungalow at 17A-17B Avondale Rd.

Dear Mrs Pickup,

Firstly many thanks for your help & advise during our recent tel. conversation.

Having read through the 'Planning Statement' & reference to the 'blocked pipe' in 3.3 (copy attached) this has no reflection on the flooding that we have endured - & still do, following heavy rainfall. Therefore this does not in any way mitigate my original objection detailed in my letter to you dated 29/3/20 which states that the footings of the bungalow will effectively act as a dam thus making the flood problem much worse. In fact all my objections to the proposed build remain exactly the same. The only change that the Applicant has made is to the 'amenities' for the occupant. All the other objections such as parking & other associated issues remain the same. It is also noteworthy that although the Applicant has designated that the parking allocation for the proposed bungalow has been reduced from 2 to 1 space, it is clear from the drawings that there is still room for two vehicles.

As a side issue – but a very important issue for us should the Planners decide that the Applicant has now 'overcome' all outstanding issues, I would be grateful if you are able to help on the following potential problem.

Possible damage to our boundary fence during groundworks:-

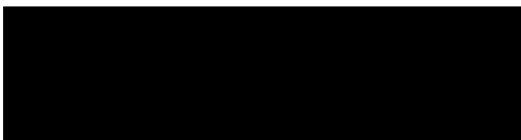
If in the event that permission is granted for the construction of the proposed bungalow next door to , the existing plans show that the footings for the rear of the bungalow will be within half a metre of our 2M close boarded boundary fence.

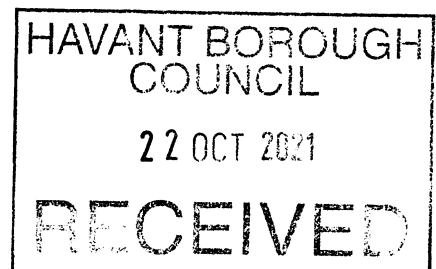
There is therefore a high risk that the necessary ground works could damage the fence itself or more likely the concrete posts or their cement footings.

We would then be placed in a situation whereby we would have to negotiate reparation for the damage with the builders with no guarantee of an acceptable outcome.

Therefore we would request that – in the event that Planning Consent is granted could you could possibly include an 'Advisory note' within the consent stating that care needs to be exercised during ground works to avoid possible damage to the fence or disturbance to the concrete posts.

Many thanks,

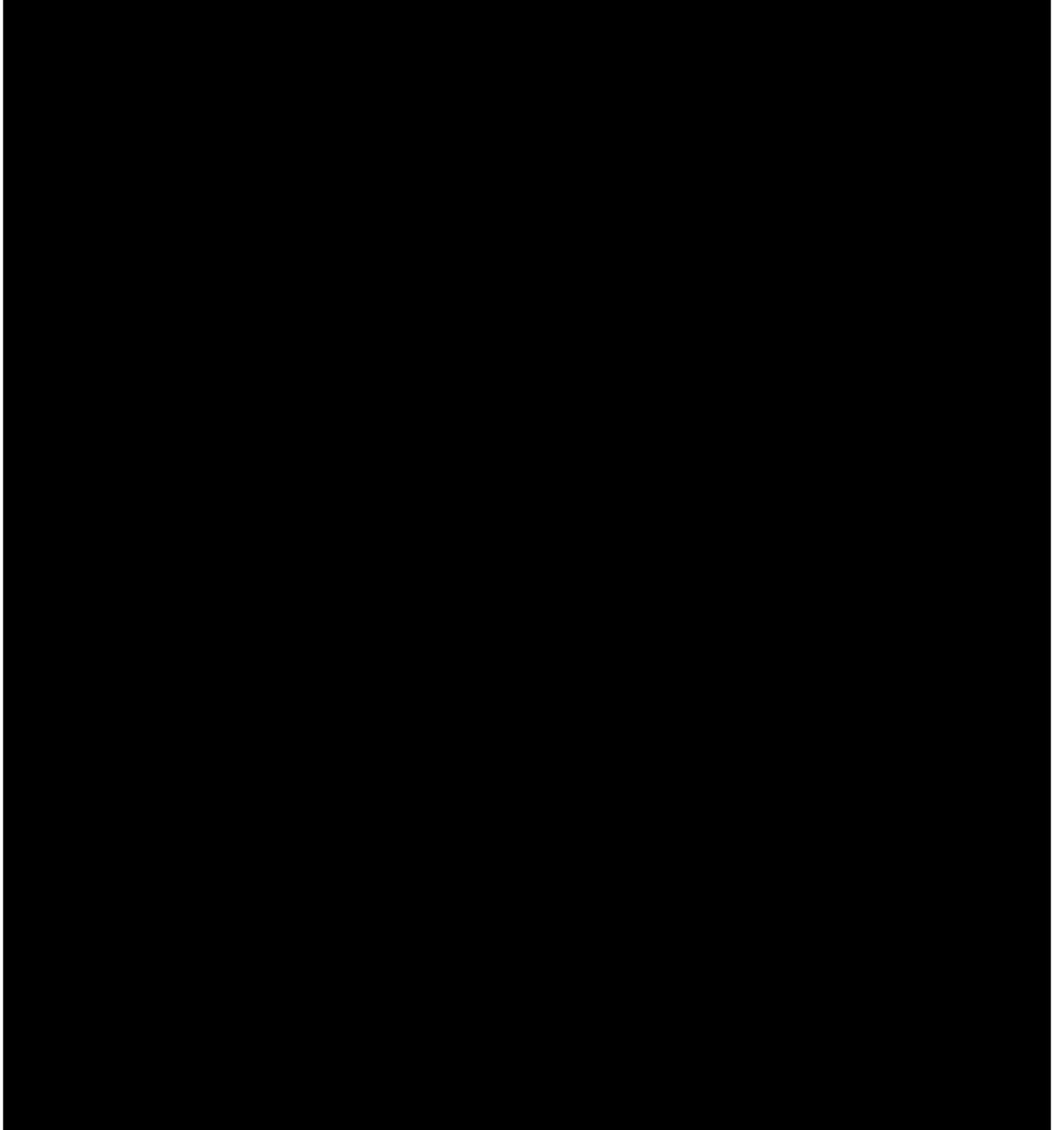




Enquiries to

Direct Line

Date





3 Revisions and comments following Appeal dismissal.

The revisions following the Appeal

- 3.1 An appeal for the refusal was submitted and dismissed in a decision dated 16th November 2020. The client has instructed HRP Architects to submit a further application following the appeal decision.

The main issues and amendments with regard the appeal decision are as follows:

3.2 Character & Appearance:

Whilst it had been accepted that the local area is characterised by a development of two storey houses and bungalows, the proposed site would be a prominent feature. Concern was expressed in regard the dwelling being against the boundary of Avondale Road, and filling the whole of the site. Whilst we disagreed and concern was also expressed in regard the amenity space, this revised scheme has been reduced in massing by over 15%, reducing the built area from 64.4m sq to the new proposal of 55.6m sq.

This reduction in massing and minor re-siting of the development has provided a much larger amenity area, and the built form is much further away from the existing flats at no. 17 Avondale Road. We hope that the reduction in massing from a 2 bed dwelling to a single bed bungalow provides a scheme more in keeping with the spacious surroundings.

3.3 Surface Water Drainage:

The concern of surface water flooding has been a local issue and the inspector notes that local residents report the area routinely floods. It must also be noted that the site is within a Flood Zone 1 indicating a very low probability of flooding.

The inspector noted the precise route is unknown and indeed had concern the proposal may sever the outfall. The client has expressed deep concern over this assumption as owners of the site for a long period of time they were adamant the culvert did not run through the site and the garden to the rear of no. 17.

After a series of long negotiations with Hampshire's Flood & Water Management services, it has been confirmed via email that flooding within this vicinity has been caused by a blocked pipe which has now been cleared. The subsequent concern over flooding from local residents should now be appeased as the it has never been due to the culvert which is not within the site boundaries but a blockage elsewhere.

3.4 Private amenity Space:

As mentioned above, the final reason note from the inspector is in regard the proposed private amenity space.

The refused application has an amenity space proposed of 54m sq for a 2 bedroom bungalow, which the council claimed to be inadequate in regard the supplementary Planning Document (2011). Although not a reason for refusal, the amenity space has been vastly increased and for a scheme with fewer occupants.

