



C/O case officer Mr L Oliver
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

19th November 2020

Dear Mr Oliver,

**Re. APP/20/00933. 9 East Street, Havant, PO9 1AA.
Demolition of existing retail unit and construction of 10 supported living units**

Thank you for the opportunity to comment on the planned works. Our property is 
 on the eastern side. The following summarises our key concerns and queries:

- Effects on privacy

The current proposal for a 4 storey building to be built at 9 East Street has the potential to greatly impact the current privacy we are afforded to the rear of our property. The proposed east facing windows in the social and living areas on the 1st, 2nd and 3rd floors directly overlook our garden and roof terrace. Given the lack of privacy we have at the front of our property, this will have a huge impact on our ability to have any privacy within our grounds. It is essential the aforementioned windows are re-examined, moved where feasible and made frosted where remain to help alleviate this loss of privacy.

A precedent has been set with other proposed development in this area of interest:

- 1) With the stipulation of frosted glass in North facing windows in the no.11 Streets building (refer to drawing number 20/04/P03 associated with planning application APP/20/00935);
- 2) With the requirement of South and East facing windows of Unit 1 of the proposed 6 dwellings to the rear of no.11 to have an obscuration level for these windows of no less than level 4 of the Pilkington Texture Glass scale (or equivalent) in regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (refer to current planning approval for the 6 dwellings to the rear of no.11).

These stipulations are to aid privacy within our home and garden, North facing rooms in no.11 Streets and South/East facing rooms in unit 1 of the proposed 6 dwellings to the north of no.11.

- Effects on light

The cumulative impact of the proposed 4 storey development at no.9 East Street, to the west of our property, and the proposed 6 dwellings directly abutting the north of our

property, will be significant in terms of light reduction to our home and garden. This needs consideration.

- Wall abutting 13 East Street garden

Property Information Form and TP1 Transfer Deed indicate that 11 East Street is responsible for the western boundary wall of the property.

entire western boundary wall would be retained at the same height of the link building wall nearest to the 2 properties and comprise the original brick.

When the link buildings of 'Streets' were demolished in 2019, the wall was retained as agreed but there is now damage and it has been left incomplete. Work is required along the top of the wall in to make a 'finished' wall. Also, the woodwork associated with the corrugated roof of the now demolished link buildings (and its drainage) abutting 13 East Street's garden needs to be removed and infilled with bricks. Reference to this can be found in section 6 (Community Involvement) in the existing agreed planning permission APP/17/00694. Remedial works are also required to the northern elevation of 13 East Street following on from the same demolition works.

Previously agreed planning permission documents state that this is the responsibility of 11 East Street but the red line drawings now indicate that 9 East Street now shares boundary. Clarification as to who is responsible for the remedial works is necessary going forward.

- Noise disturbance due to proposed communal amenity area

More detail is needed around the proposed communal amenity area, What this includes, what properties will have access to this, the times of day access will be allowed and what it will comprise i.e. will it be a planted garden area?

there is a high potential for noise disturbance as well as an impact on privacy.

- Noise disturbance due to works

More detail and agreement as to working hours and the months during which works will occur is required.

- Responsibilities of developer and contractors

Any debris associated with the works which falls garden should be minimised and cleared. It is the responsibility of the developer to pay for any damage caused property and grounds, including fences, walls, garden pots/plants, during works.

- Design and appearance of new buildings

The properties should be in keeping with the Conservation Area and enhance the appearance of the vicinity.

Yours sincerely,