

Bob Woodhead

The Century, 2 A Newlands Road, Purbrook, Waterlooville
Hampshire, PO7 5NF

HAVANT BOROUGH
COUNCIL

25 NOV 2016

RECEIVED

The Planning and Development Manager

Havant Borough Council

Public Service Plaza

Civic Centre Road, Havant, PO9 2AX

24th November 2016.

Dear Sir/ Madam,

Your Ref: APP/16/01178

Proposed Roof Extension To Side and Two Storey Extension To Rear of 18 Alsford Road, Waterlooville PO7 5NE

We are writing to **oppose herewith the application underlined above**, for the following reasons:-

- The property has suffered from severe sewerage and drainage problems. It has been leased to a number of families in recent years. When it was Let to a family of six, the drain in the rear garden overflowed and flooded the garden, some of it into my adjoining front garden, close to my bedroom window. Apart from the health risk, the smell was distressing. Increasing the size of the property with the strong possibility of having more people living there in future, is likely to cause further problems. Our drainage has an Easement joining their sewer which flows the whole length of Alsford Road. If you refer to maps of 1938 in the County archive at Winchester you will see that a small river flowed through these rear gardens, so the Council should never have allowed development in the first place. The former owner of No.7 Newlands Road (opposite me) had to spend £6,000 installing an underground pump because of this.
- In July 2016 the new owner of 18 Alsford Road removed five large, mature trees from the rear garden of the property, in addition to the two that were removed in 2009. The moisture and water in our property has increased greatly in recent months, despite the Autumn being dry, because of course the trees used to consume so much water. We have cracks in our plasterwork, and two in particular have become much worse since July 2016. All our properties in the vicinity stand on a mixture of wet and dry clays which can cause severe structural problems, and this is why so many of them were built as bungalows. No.18 had a Planning Permission granted for a garage which stands to the north side of the property as you view it from Alsford Road. Although it was converted into living accommodation, it does not have deep or strong enough foundations to carry the weight of an extra storey. I imagine that this also applies to the main part of the property.

- The neighbouring properties of No.16 and 14 Alsford Road have been greatly extended on different occasions, with 14 having 2 simultaneous tenancies, and this has created much more traffic and on-street parking, not only because several have a business (van) but in addition to a further two private vehicles.

extending the property will "leave the door open" for future owners to Sub-Let to multiple tenants.

- The new owners of No.18 Alsford Road (known to me as Scott and Clare) have recently erected a very high fence dividing our properties, and I told them that I did not mind losing a little light in my Study/Office/3rd Bedroom, because we value our privacy. This fence is higher from ground level than the permitted level under your rules. However they failed to inform us that they would be applying for this 2-storey extension, with windows that will remove our privacy not only in our property but also our rear garden where we spend a lot of time for much of the year.

Over the last few years the owners of 16 Alsford Road have greatly extended their property, room by room, outwards and upwards, with many extra new windows all facing our property. I assume that none of these had Planning Permission from Havant Borough Council, because I have never received any letters or Notices of Applications from you. I have had to invest in expensive measures to keep our garden private. Now that the trees have been removed, most of the low numbered properties in Newlands Road will lose their privacy through being overlooked from the proposed upward extension.

- The new owner of No.18, Scott has also removed brambles and overgrown shrubs from the section of Private Road running between Alsford Road and the adopted section of Newlands Road. Although this was a generous and pleasing effort, it has created several new problems, not least the fact that twice-a-day the school traffic park their vehicles facing the properties (as if they are visiting a seafront!) rather than in single-file. Both they and other visitors are also parking on the opposite side of the road, outside No's 1, 3, 5 and 7 Newlands Road, so the useable road space has not in fact increased at all. Because the Private Road has a significant slope downhill from No.1 to No.7 Newlands Road, there are drivers who enjoy accelerating up to an estimated 40 mph, despite the presence of many children and elderly dog-walkers in the vicinity, to say nothing of the pot-holes. Lorries and large vans now shake the structure of our bungalow due to their speed. This is very relevant to our Objection because of all the extra parking that will be generated both now and in the future. I find it dangerous leaving my driveway in a vehicle because the visibility is very often extremely poor. The property to be extended only has enough space for one vehicle to park off-road in its frontage, and the corner of Alsford Road where it is situated is jam packed with parked vehicles, including vans, creating a bottleneck. A fire appliance would have great difficulty negotiating the road and the corner into Newlands Road. Traffic turning that corner in either direction is often blind to the fact that children are playing there and walking to and from school, some unaccompanied by adults. Elderly dog-walkers are also at risk.

I hope very much that our concerns will be fully considered, and the two-storey extension not permitted.

Please acknowledge receipt of this letter, and keep me informed of progress and events.

Yours faithfully,

Robert E.C. Woodhead, LL.B