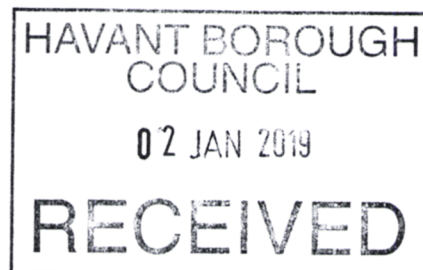


Havant Borough Council
Ms R Ballam
Your Ref. APP/18/01191
Land Rear of 55 New Road, Havant, PO9 1DD



Dear Ms Ballam,

Re: Proposal – Erection of 1 No. 2 bed dwelling with parking (re-submission)

I would like to bring to your notice my comments to the above planning application that is being considered under the Country Planning Act 1990 (As Amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

From my investigations into this application I cannot find how this possible development can be considered as part of the Havant Town Centre Development Plan Policy for this area or part of any improvements to the Hermitage Area, as per recommendations detailed within your website.

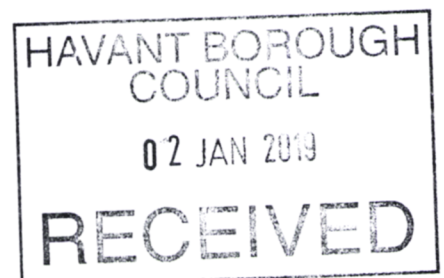
- **I would like to point out some obvious comments as listed below.**

- Development of the site in the manner proposed will amount to overdevelopment in that it would give rise to an unsatisfactory plot size with a cramped and congested layout that will conflict with the established pattern of development in the locality even with the modifications to the previously submitted proposal. The proposed dwelling and modifications to the area behind 55 New Road by reason of its design and siting relative to existing surrounding developments would be harmful to the character and appearance to the streets scene and would not provide satisfactory living conditions for the occupants of the proposed dwellings and the loss of amenity to the adjoining property to the west. The proposal CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the national Planning Policy Framework 2018

- The photograph views within drawing E003 is incorrect with the stated date in that the detail shown is from a period prior to the stated date. This is shown in area of the allotment that I took ownership of in October 2017, cultivation started in November 2017 but the drawing is showing the area as not being cultivated in June 2018. This was not the case as I can supply photographs from March 2018 showing cultivation, the said photograph from a unknown date is giving misrepresentation of the day to day traffic and parking within the local area. I would suggest a visit from the council to see the traffic within the local area on a day to day basis.
- Knowledge of the area will highlight the use of the local area for parking. The whole of this area is used for free parking.
 - Examples of this are Commuters who start parking within the area from 5.30AM through to late evening.
 - Allotment users who park within James Road so that they can gain access and carry tools to their plots as security within the area does not allow safe storage.
 - One of the attractions within the local area is the success of Havant Rugby Club, with success comes additional visitors for both the sport and regular tournaments. The club also hold regular social activities.
 - There is also a school and a collage within this area both of these attract parking on a day to day basis from students and parents and the problems from access and egress to these locations.

WHAT WILL THIS DO TO THE LOCAL AREA.

- By the removal of parking spaces due to the new allocated drop curb it will exasperate the situation in James Rd in particular and the local area which has already been reduced by the use of double yellow lines on the eastern side of the road.
- The drawing states in both of the parking areas that they are suitable for a minimum of two vehicles, should this not be for a maximum of two cars, if it is not for a maximum then most certainly the parking will spill into the local area making the situation even worse.
- Within this application I do not see any turning circles for the parking areas. This means that cars pulling into these zones must either pull across the road and reverse into the plot or be in contravention of the highway code by reversing into a main road. With the removal of existing parking James Road will have a higher level of congestion producing a further risk of accidents/incidents because of its close proximity to the New Rd/James Rd Junction with additional vehicles having to gain access or egress at right angles to the ongoing traffic without a clear area of vision or traffic movements in both directions due to other vehicles being parked in the line of vision.



- Is the parking area supplied sufficient for a four bedroom existing dwelling and the proposed two bedroom dwelling as suggested above this will contravene the local authorities adopted standards to free flow of traffic detrimental to residential amenities and contrary to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- Drawing P002 again gives a misrepresentation of the existing use of the rear of 55 New Road, it shows an existing garage to be removed from the new parking area. I would like to point out that this is not the case this building is a garden shed that has had varying uses over recent years, but at no time has it been used as a garage.
- This is an accident area and is monitored by the local police as a known black spot with Regular Traffic Checks carried out by police and this application cannot help with any improvements to this known situation.

Environmental

This area is detailed as within a flood plain.

- By building on this plot and removing natural drainage this can only make the situation worse by increasing the additional area that will not facilitate the existing natural drainage. This in an area that already has a drainage problem with water coming up through existing manholes and flooding the highway when steady rain happens. The drawings do state that there will be no additional surface water entering James Road but there is not any indication of how the additional waters produced by the loss of the natural drainage will be managed and controlled so ensuring the present situation is not going to be made worse within the flood plain.
- The sewers regularly block at the corner of New Road and James Road needing the appropriate service company to have to clear the blockage. As I cannot see any details of improvements to the infrastructure within this application this can only make this situation worse by increasing the possible amount of houses and residents using the existing systems. Should there not be some sort of improvement made to ensure that?



- Within the original plan detail is what appears to be a fireplace with what is possibly either a coal burning or a wood burning stove. I am certain as a planning authority you are fully aware of the governments concerns and investigations into this form of heating appliances (Classed as worse than diesel). With this in mind and the lack of detail within the new submission I would anticipate that you would insist that in future detail that these heating systems have been removed from possible use as it could have possible long term consequences to the health of the existing residents of the area, with the possible claims that by allowing this situation to occur that the planning authority could be held responsible for the situation and its possible outcome.

From 53 New Roads perspective I would like the following comments to be considered:-

- This will have a detrimental effect on the daylight, outlook and privacy to 53 New Road especially as it will be close to the existing boundary with windows placed at the rear of the building overlooking the rear garden producing a loss of privacy .
- By allowing parking down towards the existing building lines this will increase the pollution to the air from exhaust fumes. A situation that is very high profile from both the government and local councils and I FEEL THIS MUST BE CONSIDERED AS A POSSIBLE HEALTH RISK WHEN CONSIDERATION IS GIVEN TO THIS APPLICATION AND CHANGES MUST BE MADE TO THIS PART OF APPLICATION. WHEN THIS CHANGE IS MADE IT MUST NOT MEAN THAT THE POSSIBLE HOUSE IS MOVED CLOSER TO THE EXISTING BUILDING LINE AS THIS WILL HAVE EVEN GREATER CONSEQUENCES TO NUMBER 53.
- Close to the boundary of 55 New Road on the council owned allotments there is an existing hedgerow and a large tree. As this will be extremely close to new building lines, I am surprised that I cannot find any details of how the existing root systems will be protected from damage when the excavation and survey work is being undertaken. I understand that there will be surveys carried out. But due to possible subsidence from the clay subsoil and the existing root system will the council have constant monitoring during excavation to ensure that the root system is not damaged. Damage will only show long term due to the age of the tree and existing foliage, if damaged how will this tree be replaced due to its age and size. A possible small fine could be more appealing than the additional costs brought about by the care that will be needed to ensure that there is no damage to the existing foliage.
- We are all aware of the oxygenation of the natural environment that this type of vegetation produces and any possible loss because of a short term gain from this dwelling must be taken into consideration.

I hope that you will take my comments in the spirit that they have been detailed in that I cannot see what this application brings to the long term aim from both the government and local councils point of view.



PLEASE ENSURE THAT THE COUNCIL ADHERES TO THE DATA PROTECTION ACT 2018 INCORPORATING GDPR WHICH SUPPLEMENTS THESE PROVISIONS WITH REGARD TO MY PERSONNAL DATA WHEN PROCESSING THESE COMMENTS IN BOTH THE SUBMISSION AND WITHIN YOUR RESPONSE TO THIS LETTER

I look forward to your response to this letter in the near future.

Yours faithfully,

