



08/02/2021

Tina Pickup
Planning Department
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant, PO9 2AX

Planning Application No: APP/21/00024 - Erection of 6 flats, land between 26 and 32 Padnell Road.

I most strongly object to the proposed development on Padnell Road (Planning Application No: APP/21/00024 for the following reasons:

The proposed development of this site will not contribute any additional benefits to the local community and its economy. It will in fact have exactly the opposite effect as identified below. Neither will it contribute to the safeguarding of the local environment as the sale of the plot has now resulted in the loss of much needed greenspace in an established residential area. The proposed development will create an unacceptable and adverse impact on the living conditions of adjoining occupiers with reference to.

- **Privacy-** I consider this proposed development would be a gross invasion of my privacy which as a human being I am entitled to. The building will extend for some 10 metres from the rear of my property along the side of my garden. Because of this the upper floors of the proposed building would provide unobstructed views into all rooms at the rear of my property (and others in the vicinity) including living room, dining room, kitchen, bedroom and bathroom. Obscure windows will not prevent this, the windows will open and noise from within the building will be heard along the side of my garden for 10 metres. To maintain any form of privacy indoors I would need to draw curtains and blinds and they would need to remain closed on an almost permanent basis. The loss of privacy also extends to the rear of my garden. The upper level of the proposed development will allow for unobstructed views into the whole of my rear garden thus creating a feeling of constantly being watched. This will lead to anxiety and stress with the potential in preventing me and my family from using, enjoying and relaxing in our own garden for fear of being under observation. Further to this the proposed building will provide an elevated viewing platform with unobstructed views into every rear garden from the access road into Padnell Junior school looking eastwards and looking westwards to Padnell Avenue. The proposed balconies at the rear of the upper floor flats will also give unobstructed viewing into my garden and all gardens on the south side and to the playground and playing fields of Padnell Junior School and in particular the school play area located almost immediately below and to the rear of the proposed building. The council have a responsibility to ensure a safe environment is provided in which children can grow, learn and play. The construction of this development if approved would not provide this safe environment. This proposed building will remove the opportunity of playing whilst being unobserved.

It should also be noted that there are not, and never have been, any dwellings / extensions built by residents towards the rear of the plots in order to maintain the privacy of neighbouring properties and gardens. This restriction is highlighted on deeds to some of properties along the road. Any applications by residents for extensions to their homes have been refused planning permission.

The upper level in particular will give views directly into rear habitable rooms of adjacent / neighbouring dwellings. The upper-level windows are planned a non-opening – this is surely a safety issue, as is access down the west side of the building should the access be blocked to the east.

- **Out of character** – The predominant form of dwelling in this section of Padnell Road are Chalet bungalows, Detached and Semi-Detached houses. The proposed development would therefore be totally out of character

with the area. The proposed development by reason of its bulk, height (far higher than N0 32) and sheer size would be an incongruous feature within the street scene to the detriment of the visual amenities of the area. The proposed building in comparison to those around it is ugly and will in fact be an eyesore in the area. The design of the front elevation of the building with its large windows and balcony are totally out of context with the neighbouring dwellings and will do nothing to blend in with and enhance the neighbouring properties. The proposed building will in-fact stand out like a sore thumb against existing properties and have a detrimental impact on the outlook of this section of Padnell Road.

- **Local Plan-** Havant Borough Council's Local Plan provides an outline of the proposed development for dwellings within council boundaries up to 2036. The plan identifies a need, in accordance with the Government National Planning Policy Framework (NPPF), for the provision of 9260 dwellings to be constructed between 2018 – 2036. As of Feb 2018 sites and space sufficient for the provision of 9549 dwellings had been identified. This is a surplus or buffer of 289 dwellings. This indicates that the proposed development of 6 flats is not a necessity in order for the council to achieve their requirements in accordance with the NPPF. This proposed development also contradicts the council plan regarding Brownfield regeneration (draft local plan page 17 para 2.43) which states "Key to achieving the vision and strategic priorities in this plan, as well as the Council's Corporate Strategy, is a renewed focus on the regeneration of brownfield sites". The site in question is clearly a greenfield site. It should also be noted that the site at Padnell Grange has also been identified for the provision of 85 dwellings (H46). This, surely, is too much development for a small area and is further evidence of the total and unnecessary development of this site and the construction of these flats. Government policy change (2010) to move away from high density developments. This contradicts that change in policy.
- **Development Alignment-** All the dwellings along both sides of Padnell Road have been arranged and built running in-line with each other and running parallel to the highway with all of the dwellings situated to the front of the respective plots. This is to provide all residents with the peace and privacy to the rear of the plots. The proposed development is completely at odds with this arrangement in that is proposed to run at 90 degrees running front to back. This is a clear indication of the lack of thought to the surrounding dwellings and a total lack of consideration as to the privacy of residents on the south side of Padnell Road and in particular to the detriment of the adjoining dwellings. The proposed development will be detrimental to the visual amenities and the quiet enjoyment of the rear space of the adjoining properties. The proposed direction for the construction of the development would be visible and dominate the outlook from all rear gardens and rear rooms along this side of Padnell Road. In short, the alignment of the proposed development will result in an undesirable form of backland development out of keeping with the character of the locality and detrimental to the amenities of the area. The rear of all current dwellings end in a straight line across the back of each dwelling to ensure privacy is maintained in the rear gardens. This proposed development extends approximately 10 meters beyond this line therefore having a huge impact on the privacy as mentioned in point 1 above.
- **Undesirable Precedent-** The proposed development would create an undesirable precedence and make it difficult to refuse further similar applications. There is a future potential that any properties placed on the market for sale would be bought by developers with the aim of demolishing the original dwelling and replacing it with a similar type of development. So called "Garden Grabbing". We have in fact been approached directly by this developer (also have our neighbours) to ask if we would sell part of our rear garden. We of course refused this offer as our garden and the peace, quiet and relaxation it provides us with far outweighs any amount of money offered.
- **Noise and disturbance-** The proposed development due to its size and capacity will have an unacceptable and adverse effect on the living conditions of the adjoining occupiers by reason of likely noise and disturbance generated through pedestrian movement, music, TV and other noises that is generated by daily living. This of course is normal, but due to the domination of the building to the rear of our properties will be unacceptable. Although noise is generated from the school this is predominately during the daytime whereas the proposed development would generate the noise by both day and night and will have a significant adverse effect on the adjoining occupier's enjoyment of their gardens and the quiet areas to the rear of their dwellings. The addition of lighting for potential residents during the hours of darkness would cause an unacceptable adverse effect on the neighbouring properties, and effect sleep patterns. This would be in conflict with local policies concerning environmental quality, light pollution and the amenities of occupiers of the neighbouring properties.

- **Outlook-** The proposed development due to its sheer size, bulk and unsightliness would have an overbearing and dominating effect on the adjoining occupiers by reason of its visual impact. It will in fact result in it being the dominating feature in the outlook from any of the rear gardens on the south side of Padnell road. The huge size of the building will also be plainly visible from the street emphasising its size in comparison to the other dwellings in the vicinity and in particular the two dwellings between which it is intended to be shoehorned into. In short, its bulk and mass would be a discordant feature in the streetscape and will be to the detriment of area by loss of local views.
- **Biodiversity/Ecological Impact-** Should this development be approved it will have a detrimental effect on the local environment in the form of loss of an important habitat for numerous species of flora and fauna including hedgehogs (already dwindling population) fox's, owls and numerous other bird and insect species. In fact, many species have already disappeared because of the felling of the fifty or so mature native trees (Oak, Hazel, Field Maple, Birch and Ash) that were growing on the plot until they were felled during the first and second week of lockdown. The felling was completed when nothing could be done to defend the site by residents, and at a particularly stressful and worrying time. It was also conducted in April when birds were nesting, although I was told any nests found would be checked, I had observed blackbirds' nests that were ignored, along with the squirrel's drays in the mature high trees. ***The felling of the trees and the clearing of the site caused a great deal of stress, anxiety and upset for my family. This has continued for the year that the site has been empty. It has influenced our stress levels, emotional and mental health, and indeed has caused my son in particular a great deal of anxiety.*** This action alone demonstrates a complete lack of thought for the Biodiversity of the area and a complete disregard for the retention and sustainability of local wildlife. It also showed a lack of consideration for the feelings of residents, indeed the tree feller apologised to us saying if it happened next to his home he would be devastated, but as he stated "if he did not take the job someone would".

Of primary concern on this plot is the loss of habitat for the Slow worm – once a regular sitting on the field, none have been observed since the plot was cleared and levelled (twice) and the surrounding fence erected. The promise of landscaping will in no way replace what has already been destroyed.

(British Standard 42020 – Biodiversity code of practice) The effect of this development runs completely against the council's ethos and objectives concerning environmental and Biodiversity plans. (Havant Borough Biodiversity strategy (an update of the 2011 Biodiversity Action Plan). There is no point clearing and flattening the site then conducting an ecological survey to see if there is any wildlife on the site that has just been cleared. All wildlife (birds, insects, mammals, reptiles including frogs, newts and Slow worms) had disappeared due to the site destruction. There is also, contrary to the report, a large pond within 100m of the site (Padnell school site)

The ecological survey conducted in Jan 2021 is not worth the paper it is written on, this was conducted after the destruction of the trees, hedges, and habitats on the site by the proposed developed.

- **Drainage-** The site of the proposed development provides a source of natural drainage with surface/excess water eventually draining into Hermitage stream. Without this draining there is potential for neighbouring gardens to experience local flooding in the rear gardens. This already occurs during heavy rain. Should the proposed development proceed there is likely to be even more excess surface water run off due to tarmac and concreting of the ground surface. This again will be to the detriment of the occupiers of the adjoining dwellings by causing further flooding to neighbouring gardens.
- **Sewage-** The proposed development with its high number of flats will increase the strain on an already struggling and outdated sewerage system along Padnell road. Many of the properties in Padnell Road already experience raw sewage in their gardens from overflowing drains. In fact, the Environment Agency maintain an open case on this issue as it is a regular occurrence particularly during heavy rain. This problem has already been exacerbated with the construction of Davis Cottages, the conversion of the old doctor's surgery at the western end of Padnell Road and the construction of Nightingale court. A further increase of flats will only increase the severity and frequency of this problem. It should be noted that there are also plans for a development of up to 80+ dwellings on the site of Padnell Grange. Any overflow of raw sewage creates a significant health hazard and every effort should be made to prevent an increase in its occurrence. The development of 6 flats will only add to this health hazard by placing an unnecessary additional burden on the existing sewerage system.
- **Traffic-** Although a parking area is planned for the proposed development it is not adequate for the number of vehicles likely to require parking. On average each home has use of two cars and hence requires more

parking space. The proposed allocation of six parking spaces is an example of the developer providing just the bare minimum requirement without giving any consideration to the actual and realistic parking needs. The lack of sufficient parking space allocation will result in more on-street parking. This issue is an increasing concern in the present situation. Additional vehicles parked on street will cause traffic flow issues. Padnell Road is one of the main access roads into the Hazelton estate. It is also a bus route. Street parking has significantly increased with the building of Nightingale Court, Davis Cottages and the new Health Centre on London Road with staff and visitors parking in Padnell Road (support staff at Nightingale Lodge and the health centre) have been told not to park in provided onsite parking) When this is combined with events at St Wilfred's church, to which this proposed development is directly opposite, and at both Padnell Infant and Junior schools the traffic situation becomes unacceptable causing delays and frustration for local residents. The additional cars parking on-road would add considerably to the current traffic congestion along Padnell Road. Access for emergency services has not been considered. On many occasions the bus cannot pass double parked cars along the road, resulting in the bus driver knocking on doors to find the vehicles owners. This causes delays and congestion along the road.

The traffic report supplied should also be ignored as it was conducted on a quiet day during lockdown and does not reflect the true traffic conditions on Padnell Road. **The provision of cycle storage on the building plan does not alleviate this issue, it is merely a tick box exercise to appease planning regulations.**

- **Pollution-** The proposed development will undoubtedly have an adverse effect on Air Quality (traffic/parking), Light Pollution (additional lighting to front, side and the rear of the proposed development) resulting in a detrimental effect on what is currently a dark environment at night. There will be an increase in noise pollution through vehicle traffic and pedestrians – this will have a detrimental effect and impact on the quality of the local environment (section 79 of the Environment Protection Act 1990)
- **Over Development-** The plot of land in question for the proposed development is, in context, not exceptionally large (0.25 Acre) and the plan to construct a building of this size, with this many flats is clearly an overdevelopment of the site. This overdevelopment will undoubtedly contribute, to the detriment of the surrounding dwellings and neighbours, to a development that is clearly out of character and context and will dominate the outlook of the area. Due to its close proximity to the older adjacent buildings its construction, particularly the deep foundations that will be required, raises serious concerns as to the effects on neighbouring buildings. The advert for the sale by auction of this plot included the words "potential planning for one, possibly two dwellings – Nos 28 & 30" This wording must have been approved by council member(s). How has this been translated into "6 flats" (originally 7 +)
- **Brown Fields-** On 23 September 2019 the Prime Minister quoted during a televised interview "It is the government's policy to build on Brown Fields and not Green Fields". Is this council following government guidelines? In addition to this attention should be drawn to the Local Draft Plan (page 17 para 2.43) which states "Key to achieving the vision and strategic priorities in this plan, as well as the Council's Corporate Strategy, is a renewed focus on the regeneration of brownfield sites". The site in question is clearly a greenfield site. This proposed development completely contradicts the council plan regarding Brownfield regeneration.

Preplanning application - See also section 10 – Trees and hedges.

The Applicant says there **ARE** trees or hedges on the site. There are **NO** trees or hedges on the site because the applicant cleared the site totally of any trees or hedges during the early weeks of lockdown (April). There was no attempt made by the applicant to retain any of the original trees or other vegetation. The applicants plan show no intention to replace the original trees with new ones.

In conclusion, the proposal makes only a very modest contribution to the Boroughs housing needs and this is grossly outweighed by the issues identified above.

The privacy afforded by the space, outlook, peace and quiet to the rear of the dwellings on the south side of Padnell Road undoubtedly had a huge impact on the reasons for house purchase by the current residents. Havant Council has benefitted from the residents of the existing dwellings in the form of premium rate council tax payments. These residents have supported the council and local community with Neighbourhood Watch schemes, reported acts of vandalism and worked hard to ensure Padnell Road remains as one of the prestigious roads in this area. This then is the time that the council need to uphold the concerns of the current residents and refuse planning permission for this

outrageous development proposal. If it is approved, then I fear we will find ourselves in this position again in the not too-distant future.

This is a time when the residents need the full support of the council who should reject this development in favour of the concerns, worries and issues of the current residents of Padnell Road.

The developer clearly has no concern or thoughts for the neighbouring residents with this proposal and will simply walk away after completion to leave the neighbouring residents to live with this ugly, oversized, out of context and unnecessary building and the complete loss of privacy to the rear gardens of most residents on the south side of the road.

Yours Faithfully

