

HAVANT BOROUGH
COUNCIL

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Mr and Mrs Dummer, 17 Glenleigh Park, Havant PO9 2PH



Ref: APP/16/01091. 15, Hallett Road, PO9 2PJ

FAO: Mrs T Pickup, Planning Officer, Havant Borough Council.

10/11/2016

Please find attached our comments on the above proposed development.

What is the intention of the buffer zone running on the east side of the development? There does not appear to be any fencing between development drive and buffer zone.

There is also no gates shown on plan hence security is not addressed particularly towards Glenleigh Park boundary.

Turntable is unnecessary and it takes up significant space which could be more advantageously utilised.

Who will be responsible for the upkeep of the buffer zones? Currently no one seems to be responsible for this activity on the new estate.

The plans are very difficult to read as they do not quote any dimensions re size and positioning of bungalow in relation to the boundaries and plot. We cannot be expected to size this development accurately with scale 1:500 on an A4 sheet of paper.

It would appear that the south side of the bungalow is as close as 4.5 metres from our boundary. This we consider unacceptable since it will mean the footings will be cutting deeply into the roots of our moderately value B Oak tree. (at least 130 years old.)

We understand that the Havant Borough Council requirement for depth of gardens is 10metres. The boundary wall between 15 Hallett Road and 17 and 19 Glenleigh Park is approximately 5 feet high. This needs to be at least 2 metres high. This may impact depth of footings along boundary and hence impede tree roots. See other comments on Oak Tree.

The assessment of our tree was only performed from 15 Hallett Road. To fully assess the total impact on Oak tree the Havant arborist needs to visit 3 other gardens (13 Hallett Road, 17 Glenleigh Park and 19 Glenleigh Park). No soil samples have been taken. We understand that current regulations dictate that footings shall be to a depth of 4 feet.

A gross assumption given in the tree report performed by CES Ltd is that the root system is asymmetric biased to our garden. This needs to be substantiated.

The proximity of the development from the neighbouring boundaries will almost certainly lead to conflict concerning pruning of trees as property will be over shadowed. If pruning were to be undertaken we would lose significant privacy. The Oak Tree was last pruned eighteen months ago.

Please find below our comments on the above referenced proposa

Date

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The comment that the new development will not impact on the character of the area, wildlife and biodiversity is untrue. Over the past 3 years since building the new estate many local trees have been felled with due loss of wildlife. The following is a brief list of losses; swifts, skylarks, owls, pheasants, grass snakes, hedge hogs and bats.

The nearest backland property is over 120 years old and formed part of the original Glenleigh Park Farm.

The Oak tree should be protected from contamination during building. If there is a mishap during this development who will make full restitution?

We have suffered from severe noise, dust and dirt ingress for the past three years. Many requests had to be made to the site office for loud radios to be turned off. We are now expected to undergo this torture for another significant period.

We also understand that the Fire service are unhappy with the access to the bungalow.

Based on all the above comments we are against the proposed bungalow.

Yours sincerely

Mr and Mrs Dummer