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Planning Development,
Havant Borough Council
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Havant, Hants
P09 2AX

1c Beach Road
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Hants
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3rd July 2017

Dear Rachael,

REF: Planning Application – APP/17/00633 - Objection

I am writing to you to notify Havant Borough Council of our **objection** to the proposed development at Orchard House, Western Avenue. I believe the intensity of the proposed dwelling and the highly significant change to the ambience of the area will cause significant harm to the occupants of 1C Beach Road and kindly request that this application is refused.

As residents of SE Hants for many years we are keenly aware of the shortage of housing in our area, and would not object to the site being developed in a manner that will have less impact on the many residents surrounding Western Avenue and Orchard House.

I am deeply saddened by the lack of change in the application following public consultation where many residents made their passionate and negative views heard. Had we been properly consulted I believe a compromise would have been easily reached, with a lower storey property or several family homes proposed instead of what is a very large, intense and imposing commercial operation.

Am also disturbed by the lack of transparency of the potential impact of not only the rear gardens and Beach road, but the visual impact in the documents provide by Visual Horizon 3d where it seems to have been omitted to publish the impact of the visual between 3 / 1c and 1 / 1c Beach Road - some of the largest and most prominent and visible gaps between housing on beach road towards the development.

I would suggest that this is again, a tactical manoeuvre by the developer to “soften” the blow of such a large, unprecedented and significant building in the area

Effect on Character of the Area

Currently 1c Beach road benefits from a unique and tranquil ambience at the rear of our property.

The view from the rear of the upstairs bedrooms and total privacy that a large garden offers, whilst in a built up town, was one of the compelling reasons for having bought this house in 1999/2000. The valuation given at the time took this into consideration, and whilst I have no intention of moving from my home, I cannot fail to see how this would impact the value of our property with such a loss of privacy, ambience and tranquillity potentially looking out to a “brick block of flats”.

I took this picture just before writing this objection this evening.



During the full year we have an enviable view to the west towards Havant which is largely uninterrupted by housing, save for the properties along Havant road, which are now only visible due to a loss of trees with the access required for the development at 1D Beach Road in 2016.

As a family we have enjoyed this ambience. It enriches our lives and has done so over many years. The easiest way to demonstrate this is through a small selection of photographs taken over the last few years.



This photograph was taken post-felling of the Red Sycamore tree. A clear gap is now visible and the properties at Brook Gardens will now be seen during autumn - spring. Whilst unwanted this is still preferable to a large development, due to the distance between the Brook Gardens and Beach Road.



Policy CS9 of the Council's core strategy requires housing proposals to respect the character of the area. The development proposed does not in any way take consideration to the character of the surrounding area, the suburban family homes, and natural ambience. In this respect, the law requires that where policy is breached, planning should be refused.

The enormity of the scale of this development will have a severe loss of our amenity from the back and front of our property where it will be clearly visible for several reasons:

1. **Size.** From rudimentary calculations it appears that currently the buildings cover 25% of the plot. The proposed building will cover 75%. This is an intensity of build that is totally un-in-keeping with the current ratio of land to housing. The proposed development encroaches much closer to the boundary line of the garden with a significant block brick building and T-shape much closer to the boundary line than the current dwelling. This imposition radically affects the light, ambience and imposition of the current dwelling.
2. **Height.** The current dwelling is higher in roof space but does not have any windows at a second storey overlooking the rear of our property. Whilst there is a balcony, in the 17 years I have lived at this property I have never seen the current owners during the year access this area and we have as a result had no loss of privacy or been subjected to noise or disturbance. During the summer this balcony is barely visible. The proposed building significantly affects the light and ambience of the rear garden and imposition of the height of the building will radically affect the nature of the privacy of the rear garden. The open areas significantly affect the loss of privacy and aspect to our property, despite assurances from the developer that any east facing aspects will be obscured or screened.
3. **Design.** The current house is not visible from our property for many months of the year, save for the upper floors of my property for a few weeks. The proposed development is not in keeping with the local area, taking neither influence from the Victorian/Georgian buildings along Havant Road or the "family" residential private homes surrounding it. Whilst Beach Road, Western Avenue and Brook Gardens are a mix of brick colour, style (not always wonderfully aesthetic – mine included) the intensity of the proposed size of the development is overwhelming and unimaginable as a block of flats and utterly in contrast to the shape and make up of the current surrounding area. Whilst I am not apposed to modern developments at all, this design is purely proposed to maximise the potential revenue from the site. It is inappropriate to the ambience of the area.
4. **Boundary - Fence & Hedging.** It is proposed that the hedging along the east facing boundary line is retained but thinned to 50cm. This is already a poor hedge from the east side and no due-diligence has been undertaken to view the poor and weak state of the hedging from Beach Road although this has already been raised directly during public consultation.

The fence is owned by 1c Beach road and has been replaced in the last two years. It is already in poor state due to the poor upkeep of the hedge by the current owners, with several areas of the Privet suffering from honey fungus and the encroaching of inappropriate planting within that hedge -it was never planted by design to be dense. I do not consider thinning a mixed hedge including ivy and hawthorn to 50cm to give adequate protection against pedestrian traffic or car noise. There is currently no need to do so given the current occupants do not congregate, walk or park cars anywhere near the boundary line.

Foxes, Hedgehogs and stoats/weasels have been seen to enter the garden under the fence line at the back of the property where there are gaps at ground level several inches deep through regular animal use.

Effect on living conditions.

The proposed development shows an area of car parking and pedestrian access, which is next to the boundary line at the rear of 1 – 3 Beach Road. This will without question increase noise and pollution for all three properties including my own.

Noise & light. Visitors and residents will use the area near to our boundary line 24 hours a day. This will affect the noise and light disturbance— whether this is from a path lit at ground level for pedestrians or cars arriving during dark hours. Currently we are not affected by local car noise in the rear of our garden and this will significantly change the ambience of our gardens. The current hedging and fencing will not protect us from significant increase in vehicular access or pedestrian noise.

We have never heard noise from vehicular access from any of the properties in Western Avenue. This is one of the most significant changes that we will experience to our home. This will harm our family and our well being.

We are not currently disturbed by outside lighting from Orchard House. This will significantly change. With lights visible directly to our property from internal and external illumination of the proposed development on all three levels and from headlights from cars and delivery vehicles entering the property.

Impact on trees and wildlife.

The felling of the Red Sycamore 20/4/17 was an underhand and ruthless action funded by McCarthy & Stone, and sadly endorsed by the current owners. Clearly driven by the developers to clear a site to maximise the potential development revenue ahead of any TPO, it showed scant disregard to wildlife, residents, Local Tree Wardens and Council Policy. It not only undermined the developer's fragile trust with local residents but also mocked the process and due-diligence of HBC tree protection officers. Consultants – The Remarkable Group – were unaware of the developer's intentions. The felling was covered in the local press.

It was a sad day to see the unnecessary felling of a significant tree, and to have to inform the Council that it was occurring. Despite my singular best efforts to stop the tree-felling company on site, HBC were too late by the time they arrived.

I wish it to be recorded publically that I consider this to be a despicable act in the name of greed and profit by McCarthy & Stone.

Since the tree has been felled there has been a significant decline in sightings of Green & Spotted Woodpeckers, ChiffChaffs and Pipestrelle Bats from our property.

Access

As a group of residents we are all aware of the significant access problem for Western Avenue. For residents of Beach road, the impact is also significant.

Inadequate parking provision is provided on the site at Orchard House and this affects Beach Road.

I do not believe that this development provides adequate parking for the residents and does not comply with HBC parking standards.

Beach Road already suffers from increased parking over weekends from family and friends visiting both Havant Road Flats and Emsworth House residential care. Several years ago we campaigned successfully for double yellow lines to be added to the entrance/exit to Beach Road where vehicular access was becoming dangerous due to the speed at which traffic enters the road, and double parking at the entrance. I do not believe this has been taken into consideration with the proposed development.

During the weekend, and working day, when construction / health visitors or doctors are trying to access properties on Havant Road / Western Avenue we are significantly affected by parking on Beach Road. Due to the lack of provision of parking, this will affect the residents of beach road both in the short and long term.

Parking Noise and Disturbance on site

We currently have no vehicular noise or disturbance. The addition of 70+ residents and visitors to the site will significantly alter the tranquillity and ambience of our property.

Policy CS8 requires safety aspects of development to be a consideration and given the circumstances of the access to the proposed development it is considered that the proposed development would not be in accordance with Policy CS8, and in this context planning permission should be refused.

Flood Risk

During periods of heavy rain my rear lawn is always flooded. Please see image below. Whilst this is not recognised as a flood risk with property insurers, the lack of provision in soak aways and the significant increase of land vs housing ration (25% > 75%) I fail to see how significant rainfall over a period of days will be adequately dealt with a new foul and rain water sewerage system.

I am not satisfied that the consultation undertaken that it is fully understood the impact of this development will have on properties 1 – 3 Beach Road. Both policies CS15 and DM25 refer to flood risk matters. I have experienced first hand how Emsworth is vulnerable to the impact of development on its flood risk, with recent significant flooding in Selangor Avenue as an example of surface water entering Havant Road.



Supply of Housing Land

I believe this application does not take into consideration the current and relevant housing supply need for Havant Borough Council and that the developer seeks to “push” this application through without due consideration for planning policies in place.

I also understand that in a recent Supreme Court Judgement that the absence of a 5 year supply of land by a local council no longer supports the granting of blanket permission for all developments applied without due consideration of the policies in place.

I therefore urge the Council to take into consideration the views cited above which are in clear breach of said Local Housing Policy.

In conclusion again, I respectfully ask that this application is refused on breaches of multiple planning policies outlined above and that the individuals at Havant Borough Council will adhere to those policies to protect those local residents objecting.

Yours faithfully,

SJW