



17-06-2019

Havant Borough Council.

Public Service Plaza,

Civic Centre Road,

Havant,

Hampshire.

PO9 2AX.

Mrs. Crawford Planning Officer.

Your Ref:APP/18/01211.

Site Location: 128A Park Avenue, Waterlooville. PO7 5DP.

Re: Demolition of existing two storey dwelling and erection of part two and part three storey dwelling, balcony and associated works.

Dear Sir/Madam,

With reference to the letter from Havant Borough Council Planning Development Department dated 5th June 2019 regarding the Planning Application for site address 128A Park Avenue, Waterlooville, Hampshire PO7 5DP. And subsequent amendments to the original application referred to in your previous letter dated 6th December 2018.

My previous comments in a letter dated 29th December 2018 hand delivered, but not logged on to the planning portal until the 2nd of January 2019 regarding the original application remain from my point of view the same.

However I give further comments for consideration as follows because of the proposed changes now given to the original application.

I note that the alterations proposed to the East end of the development now appear to be more favourable to those properties in the Limes and Nos. 10 & 12 in Privett Road, by in particular

introducing single storey parts and a hipped end to the three and two storey parts. The reduction of full height glazing to that end of the three storey part is also an improvement as to privacy for surrounding properties to the East of the site and part of the North boundary.

However no alterations have been shown as to neighbours to the North West end of the site where for reasons mentioned in my previous letter the height (three storeys looking like four storeys to adjacent properties because of the differing ground levels involved) and the full height glazing. This could be overcome in part by introducing a hipped end to the roof at the West end similar to that proposed for the East end. This in my view having worked as a professional in an Architectural Practice for over 32 years would not greatly reduce the architectural statement to that elevation.

I note that there has now been a tree impact assessment report provided by a consultant. I propose that a mistake may have been made regarding comments in that report concerning the tree areas 7 and 9 shown on the plans which form a part of that report. The description of those areas 7 and 9 shown, having been transposed in the associated table. Tree area 9 being stated as a *"Row of trees in adjoining garden Appears to have been reduced in height at some point in the past"* and therefore the root protection radius is only **3.6M**. To my knowledge those trees have not been reduced in height having lived close by since 1951. However the trees in area 7 on the plans have to my knowledge been reduced in height about 4 years ago but the report states, *"Row of conifers offering screening of boundary of site"*. Root protection radius is given as **5.4M**. From observation both stands of trees are at present of a similar growth height. This should create a similar root protection radius? My point being that the proposed building will need to be built with due regard to the advice given in the report and should therefore be checked as to the root radius actually occurring when foundations are being considered. The trees in question at the end of property No.8 Privett Road are being used as part screening of the proposed development and should be maintained in good health for that reason and mention in the report and on the revised plans submitted.

I note that on Page 11 of the tree assessment document that paragraph 4.19 states that *"there are no proposed changes to hard surfaces within root protection areas. In particular there are no works proposed (other than resurfacing) along the driveway that extends out to Park Avenue"*. Note the existing hard standing immediately to the west of the existing house will now be within the proposed building development.

That being the case, what proposals are there for installing main foul drainage and a gas supply to the property given that neither exist currently (as of 12-06-2019), according to the relevant service suppliers none exist and that currently there is a cesspit or similar method for foul drainage in the rear garden and oil storage tank for central heating also. I cannot see on any of the plans, provision for an oil storage facility. The existing foul disposal system being within or close to the footprint of the proposed building will need replacement/resizing at least if it is the intention not to connect to a Main Foul Sewer system.

Paragraph 4.20 therefore needs further explanation as to how the *"existing services and utilities will be-reused"*.

I note Portsmouth Water Co. Concerns as to regard possible damage to the water Source Protection Zone 1c (SPZ1c) as to the sensitivity of the ground water environment and their *“wish to see more detail provided regarding the planned drainage and foundation designs for the site”*. Given that my previous paragraphs point out that foul water removal does not exist via connection to a public sewer, and that the proposed development will have facilities to cater for more persons living in it with extra load on such services I feel that Portsmouth Water’s need for extra information should be provided now. I know that level of detail is not usually required at planning stage, but as the subject has been brought up by the tree report as *a statement of intent* and Portsmouth Water in their request for further information, for the reasons given should in my opinion be researched and information provided to interested parties now given the seriousness of their concerns.

I note that there has been no report asked for or provided by Southern Water who in this area of the country are responsible for providing/overseeing the disposal of Foul and Surface water services.

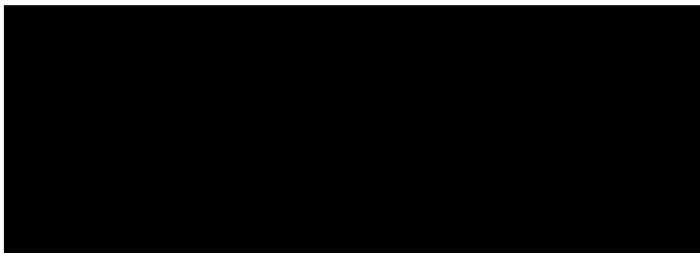
It is also possible given the scale of increase in size of the proposals that there may be the need to upgrade or at the very least moving the entrance of the electrical service to the proposed property footprint, and this may require trenching along the route of the driveway with potential damage to trees as outlined in the report.

I am concerned that given the age of the existing property that there is a high chance that materials e.g. asbestos, used in its construction may be detrimental to the health of persons in the vicinity not only residents but pupils and staff in the adjacent school. No mention has been made or appears to have been asked for from a consultant as to if any such materials are present and a method of removal.

I am also concerned that no mention has been made as to duration of the proposed works, time of working, given the building’s tight location within the site and proximity of neighbouring properties such that neighbours do not suffer a loss of pleasure, etc., and quality of everyday life.

My objections and concerns to the proposals stand for the reasons given previously and above.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.