

12 Havant Farm Close
Havant
Hampshire
PO9 2DH



PUBLIC SERVICE PLAZA
Civic Centre Road
Havant
Hampshire
PO9 2AX
Planning application Reference: APP/17/00369

01/05/2017

Dear Mr D Eaves

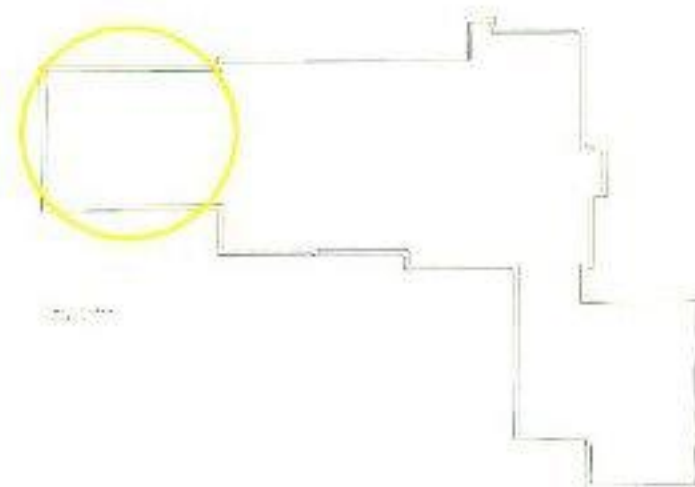
I am contacting you with regards to the proposed plans for development of the Curlew Pub, PO9 2HU. Which contains the outline planning application for the demolition of existing building and the erection of a three-story block of 31 flats, together with associated car and cycle parking.

I have examined the available documentation/plans and as a neighbouring resident I know the site well. At this time, I wish to strongly object to the development of a three-story block of flats. However, I support the change of use of the land from a public house to a residential area and would welcome the much needed, additional housing/flats on a smaller scale.

I would like you to consider the following points (made in no order), so that any development could be completed in sympathetic nature for all concerned.

1. Discrepancy regarding the existing floor plan document FB 5728 / 105.

The existing floor plan document FB 5728 / 105 appears to be inaccurate. The ground floor section appears to show the existing patio area as part of the walled building. I have taken a screen grab from the supplied drawing and highlighted the area in question with a yellow circle.



There is another small error where a portable cabin is missing from ground floor view but shown on first floor plan. This is not of major concern to me but I'm sure you will agree document accuracy is very important in these processes.

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2. Site Block Location Plan FB 5728/100 indicates that the proposed building will not extend as far south as the existing building. However, where the existing floor plan includes the patio area as the foot print of the building I do not believe that the extent of the development is fairly presented. My property currently sits in-line with the patio area, this does not have any negative effect regarding light or privacy over my property. Adjacent to this there is a large portion of single storey extensions to the original building, I would estimate that 50-60% of the current building is of single storey construction.

I have deep concerns that a three-storey block of flats would result in a loss of privacy due to overlooking into my garden and rear of my house including a bedroom and bathroom. The additional height to the building will obstruct a lot of natural light from my garden and all rear rooms of my property.

The proposed balconies for dwelling numbers 14,15,25 and 26 will have a vantage point looking directly into my garden and home (including bathroom).

I do not think that is acceptable to construct a three-storey building with balconies in this close proximity to existing residential buildings.

3. I would like to continue from Barry's comments:

"In relation to the trees it was awful to see all the old trees chopped down (no one had the courtesy to let us know) and now my house is easy to look into, could there be any provision for more trees to be planted that would give us a bit more privacy."

We were also shocked by the rather dramatic approach to clear the proposed site, the removal of the trees has already increased road noise, noise from the pub, reduced the number of birds that visit our garden and exposed our property/reduced privacy to our garden and rear bedroom and bathroom. Plan TC1, Tree Protection Plan, shows tree No. T4 located inside the protected fenced area. This tree has already been removed along with the tree (not identified on the plans) that was directly behind my property.

I would also like to reiterate Barry's other concern regarding the Bins:

"I have looked at the plans and I am concerned where the bin sheds are located in relation to my property and how close they will be, is there any chance that they could be swapped with the cycle shed?"

Will the bins be in an actual shed or open as I am also concerned with the smell that could occur."

Unfortunately, we have a well-documented vermin problem in this area. The council have been made aware several times about a rat infestation which results with the rats entering the loft space of the terraced houses and transiting from one to another. It is thought that the rats live in the wasteland/yard out the back of the pub and enter the houses in the colder months. The development of the area should help resolve this problem but I would also like to politely request the cycle shed is put in place of the bins and the bins relocated to the proposed location for the cycle sheds. The relocation of the garbage and pest control precautions put in place by the block managing agent once the site is occupied should help to control the vermin.

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4. Car parking; Havant Farm Close already experience high levels of residential parking, this is added to by staff and visitors to both Oakwood Medical Centre and Havant Horizon Leisure Centre.

The CONSULTEE TRAFFIC TEAM document 1032698 also high light the concern regarding the number of available parking spaces. Their point of argument appears to lay with the location of the development (city centre or suburbs). In my opinion the development is not in a central area, but either way the proposed number of parking spaces will not suffice the needs of the development.

In summary I would like you to consider:

- Decreasing the proposed building to a two-storey construction and to position the building within the actual foot print of the existing building rather than the extended patio footprint.
- Remove or adjust the locations of balconies.
- Incorporate additional trees and replace the tree t4 that is shown on the plans that has been cut down.
- Relocate the bin area to the cycle storage location.
- Increase the number of parking spaces and or reduce the number of dwellings.

I have spoken to other residents of Havant Farm Close and it was instantly apparent that they shared the same concerns regarding the planed height of the development.

Should you have any concerns or require clarification on any point that I have made then please do not hesitate to contact me. Please use my address on the header of this letter of written correspondence,

[REDACTED]

Finally, please note that my submission is in respect of the proposed development. While I have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

Your Faithfully,

[REDACTED]

Mr Mark Duncan