



29-12-2018.

Havant Borough Council.
Planning Department,
Public Service Plaza,
Civic Centre Road,
Havant. PO9 2AX

Your Ref: APP/18/01211. 128A Park Avenue, Waterlooville, PO7 5DP.

Dear Sir/Madam,

With reference to the above planning application I submit an objection to the proposed works as submitted and give in support the following comments/observations, having lived in Purbrook and the proposed development locality since 1951.

The proposed Development considered in isolation looks very much in the "Grand Design" format and quite pleasing to the eye.

However taking in the overall ambient surroundings that the building is intended to be located in, the proposals are excessive and intrusive for the space available and the affect on surrounding properties.

The existing 2 storey 3 bedroom house built in the 1960s sits comfortably within the site, on a North South direction with a single storey double garage and adjoining workshop located towards its South East boundary and next to Purbrook Park School. The siting of the existing property is mainly in relation to No. 8 Privett Road which currently has trees tall enough to screen it from that two storey property. It was a requirement at the planning stage that no windows except for a high level one in the bathroom were to face to the North to retain privacy for occupiers of nos. 8 and 6 Privett Road. The Limes development was not built at that time.

The proposed 7 bedroom property consisting of 3 and 2 storey accommodation sits tightly in the site. The proposed 3 storey part of the building will be mainly located adjacent No 8 Privett Road and partly located adjacent the end of No 6 Privett Road. Because the three storey building is higher than the existing, it will not be screened by the trees at the end of No.8 and will as a consequence be easily visible especially from Nos. 10, 8 and 6 Privett Road. Whilst I note that the only windows directly aimed at the said properties in the North Elevation of the proposals are shown as Velux style roof mounted, it would be possible to look into the property of Nos. 6 and 10 from the proposed West and East Elevations of the 3 storey ground to roof level glazing, thereby intruding into the occupant's privacy.

Although mention is made of existing properties to the North of the development site being set back and the inference therefore that they won't be affected by the proposed development, it should be

noted that the surrounding area in that direction slopes down away from the site. The effect of that is that ground floor level of the proposed building will be at approximately first floor level of dwellings to the North of the development in Privett Road. This would in effect create the proposed dwelling looking like a four storey one, with the inevitable effect of overshadowing properties and causing shading to gardens etc. It will certainly change the sky line for all adjacent properties both in Privett Road and The Limes should it be accepted.

I note the objection submitted on 14th December 2018 and can understand their concerns but should that proposal that the whole development be moved at least 5M West it would exasperate the above comments regarding shading overbearing etc. In my view the 3 storey section should be reduced to a 2 storey which would reduce but not totally remove the many concerns.

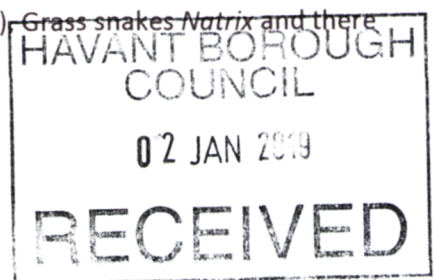
I note from the ecological survey and other supporting documents that there are no trees in the way of the development at the date of the drawings and supporting documents. However prior to those dates and immediately after there were a number of mature trees, tree shrubs and hedgerow type planting adjacent boundaries in the process of being erased especially from the South Boundary area which would have been especially in the way of the proposed 2 storey part of the proposals. I have some photographs of the tops of those trees. Whilst it may not be illegal to remove said trees, (there were apparently no tree preservation orders on them when I checked with HBC planning on the 5th of October 2018 regarding TPOs and whether any applications for planning or discussions had been made /received. I was told there weren't/hadn't been any.), prior to applying for planning. The trees also acted as natural windbreaks. All of the trees removed are still available to see on Google Earth.

I have attached a print taken from Google Earth, showing the trees that existed prior to the Planning Application.

It is a sad way of going about a scheme and in my view is tending towards making a mockery of parts of the planning process as question No.10 on the Planning application document asks are there any trees or hedges on the proposed development site? Answer given NO. Question 12 Biodiversity and Geological Conservation Sub Question (a.) Protected and priority species. Answer given 'NO'. Although the answer if a full survey had been properly carried out/researched, should have been 'YES on land adjacent to or near the proposed development'.

I was under the impression that because of the changes to the planning laws a full survey of a site was required and buildings should as a result be shaped to take account of naturally occurring mature trees and the environment on a site, they were to be used to enhance the ambience of the overall scheme. In this case especially as the original house name is Woodlands although currently there is not much woodland left on the proposed development site now!

The following wildlife has been disturbed as a consequence and is or was known to be in the local area. Woodpecker Great Spotted *Dendrocopos major*, Squirrels (albeit grey ones *Sciurus carolinensis*), Rooks *Corvus frugilegus* all of those have left, (the mature trees were used by them as 'roosting' and 'nesting' as a part of their community). It should also be noted there are Newts *Caudata* both smooth and palmate and grass Frogs *Rana temporaria* locally (e.g., breeding in both of my ponds and there are other garden ponds in the area), and Slow Worms *Anguis fragilis* breeding in my garden (these are by law protected). All of these are part of the local ecology and in my experience, it is safe to assume that they are not restricted to my garden only as they are, being wild animals not necessarily restricted by human made boundaries. Visitors to my garden and others include Hedgehogs *Erinaceus europaeus* (currently on the At Risk List) Grass snakes *Natrix* and there is a resident red fox *Vulpes vulpes*.



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On the application, no mention is made of the demolition of the Garage/Workshop block, only the 1 existing house, although its existence is noted in the Design Access Statement under (2) as a detached outbuilding. It would need to be demolished as it is in the way of the proposed 2 storey part of the development.

As the existing house is occupied, no mention is made of temporary buildings to accommodate persons during the proposed works.

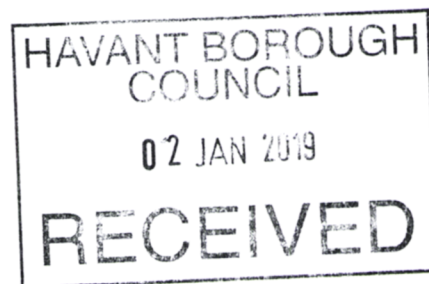
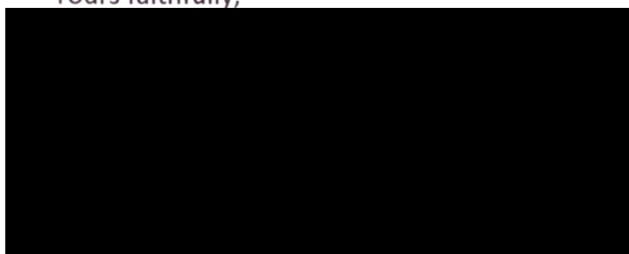
I am concerned as to the duration of the proposed works and to the times of day and or weekends that any works would be allowed to be carried out especially as this is listed as a self build project which would affect the pleasure/life of the neighbour's, wildlife and potentially lessons at the adjacent Purbrook Park School. I am also concerned about noise and vibration due to demolition, debris/dust created and there may be asbestos involved in the existing buildings construction, given its age, etc.

It should be noted that a tunnel was constructed for the original occupiers of Purbrook Park house to enable staff to move between the House and separate kitchens located North of the house, and out of site and smell of the residents of the House. (similar to Uppark House in Sussex). This tunnel or parts of it are still in existence to my knowledge and cross North/South under the lawned area in the West of the proposed development site. They entered Purbrook Park House in what is the boiler room/cellar to the now school and are 'bricked up' there. Its location may be of importance especially when constructing drainage requirements towards Park Avenue or loadings of any heavy plant etc, onto the proposed site.

I note the comments on the document 'Consultee Comments for Planning Application APP/18/01211' regarding B5 'Fire Access' and H6 'Waste Storage' of the building Regulations as the plans as submitted do not appear to comply and would need to be enforced if the existing buildings were to be completely demolished.

I also note the comments by the HBC Arboriculturalist on the 14th December 2018 regarding trees on and off the proposed development site and the requirements to submit a tree protection plan and method statement.

Yours faithfully,



PARTS OF
PURBROOK PARK
SCHOOL



GARDEN No 6
PRIVETT RD.

GARDEN No 8
PRIVETT RD.

GARDEN No 10
PRIVETT RD.

EXISTING SINGLE STOREY GARAGE AND WOKSHOP

REF: APP/18/01211

RECEIVED
02 JAN 2019
HAVANT BOROUGH COUNCIL