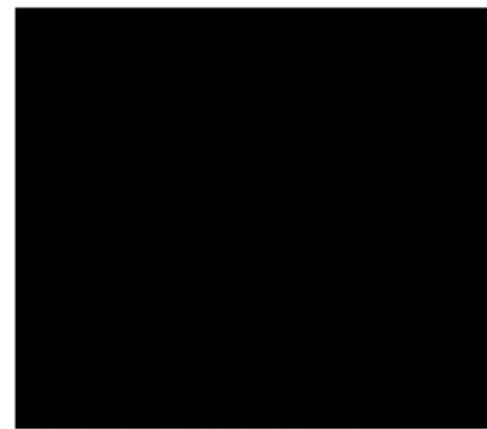
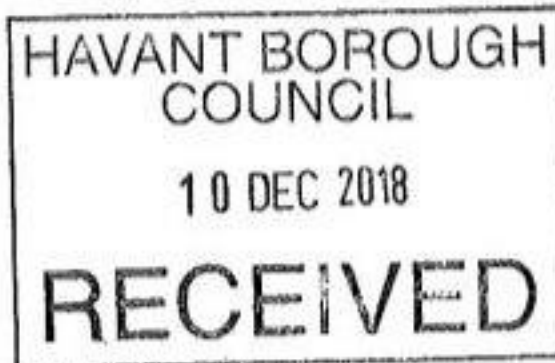


Planning Service,
Public Service Plaza,
Civic Centre Rd.,
Havant.
PO9 2AX

For the attention of
Mr L Oliver



10th December 2018

Your Ref. APP/18/01184

Dear Mr Oliver,

Comments on Planning Application APP/18/01184

Thank you for your letter dated 20th November 2018 regarding development at 200 Park Avenue, Purbrook.

I fully support all improvements and development of the site except those, similar to this application, which impose a detrimental constraint and cause loss of amenity and reduced beneficial use of adjacent properties.

1. The present application includes plans to divert a >50 years old 1200mm/1050mm diameter public sewer to within 3.0 metres of the boundary of the development site.

The proposed works include the construction of four manholes, two of which at a probable diameter of at least 2.0m, could be within one metre of the site boundary and at an invert depth in excess of five metres.

Such works are contrary to the requirements of a 5.0 metre easement expected by Messrs Southern Water and could prejudice safe operation of the sewer.

The easement will extend two metres into an adjacent property thereby reducing the amenity and imposing potentially severe constraints on the beneficial use of that property.

I wish to advise that I cannot agree to the diversion of this sewer being considered.

Please also see previous Refusal of Planning Permission, HBC ref. 08/57702/002, letter dated 28 April 2008.

Paragraph 4 of the letter states:

'A public sewer runs through the site. Southern Water has confirmed that no development should be located within 5 metres either side of the centreline of the public sewer without consent of Southern Water. On the basis of the information provided, it has not been demonstrated that development can be carried out in accordance with these requirements, and to grant permission would thereby prejudice the safe operation of the sewer. This would not present an effective, or efficient. Use of the site and would thereby conflict with policy D1 on the Havant Borough District Wide Local Plan 1996-2011 and PPS3 - Housing.'

2. The dormer window in the north east elevation of the proposed unit 3 overlooks an adjacent property and should be glazed with obscured glass

3. The **Design, Access and Planning Statement** accompanying the application includes a number of potentially erroneous statements that may mislead the reader or planning authority:

P6. Paragraph headed 'Key changes' states that the building design will '*mitigate overlooking on to neighbouring gardens*' that '*there are no proposals for windows at eye level on first floor*'
Disagree, windows do overlook neighbouring gardens, there are proposals for windows at eye level on the first floor of plot three.

P7. Paragraph headed 'The Proposal' includes no reference to the sewer diversions that form a very substantial part of the Application.
The sewer diversion should be included in the proposal.

Paragraph headed 'Development Objectives' states that '*Unacceptable harm to the amenity of neighbouring properties is not compromised as a result of the development*'

Disagree, the proposals severely harm the amenity of neighbouring properties.

P8. Paragraph headed 'Residential Amenity' states that '*Potential overlooking has been minimised*'
Disagree, overlooking has been reduced but not minimised.

P11. Paragraph headed 'Conclusion' states that '*The proposed design complies with the policies of the local plan ... That ... the development has been carefully considered ... and the design proposals have taken into account impact on neighbouring dwellings*'
Disagree, the design proposals although beneficial to the development are severely detrimental to adjacent properties.

Yours sincerely,

