

From: Mr A.R.E. HAZELL

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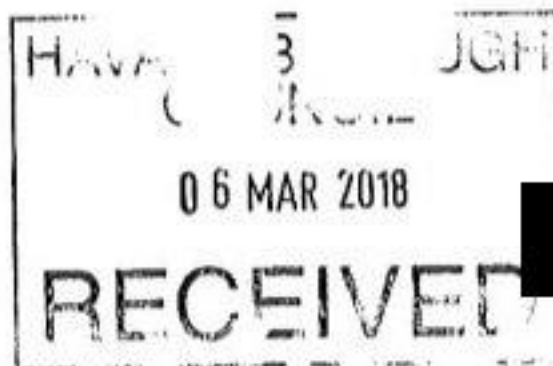
To:

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant Hants
PO9 2AX

Reference APP/18/00151

Dated 14 Feb 18

FAO Ms R Ballam.



1st March, 2018

Dear Sirs,

I object to planning application APP/18/00151

The application proposed is for a building 5m wide, 9.5m long and 4.8m tall.

This building has two roof windows overlooking towards my garden.

This building will be visible from our garden.

This is a large imposing building that will clearly be visible in the public realm.

It will dominate its environment, its surroundings, and the people that have to live and relax within sight of it.

Due to the imposing nature of the building and its impact on its surroundings it is regrettable that Havant Council did not notify us by letter of this application.

2. The proposal description 'Erection of replacement detached workshop'

We are not aware of any previous workshop located at No48 Havant Road.

This proposed building, if approved, would occupy a similar location as the original single garage, but will be taller and longer than the single garage, occupying almost double the footprint.

3. I object to the proposal on the basis of loss of visual amenity, loss of view and degraded living conditions.

The height of the proposed building will make it obtrusive, obstructive, large and bulky. It will significantly obstruct views from my bedroom, garden and living areas.

It will negatively impact ours and other neighbour's visual amenities.

There is a degradation and impact by reducing the quality of our lives.

All those living in this area enjoy views of the trees, wildlife, the sky and sunsets.

The proposed building will significantly obstruct those views, and there will be a major loss of visual amenity both to those living within sight of the proposed building, and to passing members of the general public.

4. I object to the application on the basis of loss of light.

The very tall building will cast a shadow into my garden, and being 4.8m tall, 9m long this is a substantial shadow into my garden.

5. I object to the building based on it causing enclosure

No 48 has been the site of major development with demolition of a single garage and bungalow and the approval and build of a large imposing building in their place, in a style not seen anywhere else in Havant Road.

The change in style and size of No48 has already significantly reduced the feeling of openness and if this new build is approved, then this building will further add to the loss of openness and increase the feeling of enclosure.

6. Two windows facing towards my property and garden

Light in the evening will be emitted from these windows and projected across into my garden, due to the angle of the roof.

I object to the application based on light pollution.

The windows will give views onto and into my property

I object to the application based on loss of privacy

7. Havant Borough Council Borough Design Guide SPD December 2011 (HBCBDG SPD Dec 2011)

The applicant's house is in Emsworth in an area designated as 3C in the above guide

Summary

HBCBDG SPD Dec 2011 3C summary states 'The mature vegetation of the front gardens now also makes a major contribution to the character of the area'

The size location design and materials at the proposed building will be clearly visible from the main road to pedestrians and I believe will detract from the major contribution that gardens make towards the character of the area.

I object to the application on the basis it is in contradiction of HBC Design Guide area 3c

8. Strength

HBCBDG SPD Dec 2011 3C recognizes and describes one of the strengths of area 3c as having well landscaped regular to large plots with mature trees, help to form the distinctive character of this area

I object to the application on the basis it detracts from the distinctive character of the area due to its location, size, design and choice of materials, and is a contradiction of HBC Design Guide area 3c

9 Landscape settings

The landscape setting in HBCBDG SPD Dec 2011 area 3C is described as 'A significant amount of well landscaped large private gardens with trees and hedges on boundaries that provide an attractive setting'

I object to the application on the basis it detracts and degrades the attractive setting and boundary and is a contradiction of HBC Design Guide area 3c



10 Boundary treatments

The boundary treatments in HBCBDG SPD Dec 2011 area 3c are described as using locally distinctive materials and styles that should be conserved and protected and the use of close boarded fencing and other non-vernacular materials should be avoided as far as possible in the street scene.

The proposed building will be clearly visible and forms part of the street scene in the public realm.

The materials being proposed are non-vernacular.

The building is not in keeping with the character of the area.

I object to the proposal on the basis that the materials and style proposed are in contradiction to HBC Design Guide area 3c and not in a style of architecture exemplifying the commonest techniques, decorative features, and materials of those existing in area 3c.

11. Opportunities

HBCBDG SPD Dec 2011 in area 3C state that; 'Encourage residents to maintain and enhance their landscaped gardens and explore the possibility of Tree Preservation Orders (TPOs) to protect the most important trees.'

I object to the application on the basis that the location and scale of the proposed building degrades and does not maintain or enhance the landscaped gardens, and is therefore in contradiction to HBC Design Guide area 3c.

12. HBCBDG SPD Dec 2011 in area 3C

'Minimise the visual impact of new buildings and the physical impact of increased recreational access on the landscape setting'.

I object to the application on the basis that the location and scale of the proposed building, clearly visible to neighbours and in the public realm are in contradiction to the physical impact guidelines in HBC Design Guide for area 3c.

13. Havant Borough Core Strategy March 2011 (HBCCS 2011)

HBCCS 2011 section 7. Caring for our Borough defines one objective as:

'Ensure all new development is built to a high quality sustainable design that is inspired by the character and setting of the local area.'

I object to this application on the basis that the design, style and materials are not in keeping with the character of the local area, and are not in line with HBCCS 2011.

14. Policy CS13 Green Infrastructure

"Development proposals that adversely affect green infrastructure will not be permitted..."



'Green infrastructure is essentially the green and open spaces that are found everywhere; our back gardens, recreation grounds, paths and streams, allotments, parks, playing fields,...

I object to the application on the basis that it will adversely affect green infrastructure in the neighbourhood due to its size, location and design, and is in contradiction to Policy CS13 Green Infrastructure.

15. Design Policy CS16 High Quality Design (DPCS16 HQD)

The proposed building is not designed sympathetically with its surroundings and does not create a place where people want to live and relax.

This development does not demonstrate that its design responds to, or draws inspiration from and respects local context.

It does not identify and respond positively to existing features of the local character within or close to the proposed development site;

It does not integrate with existing local landscape features and does not follow the characteristics of the local area into the design of a scheme that creates acceptable variety and positive interest;

The development does cause unacceptable harm to the amenity of neighbours through loss of privacy, outlook, and overlooking.

Therefore, based on the above I object to this application, as the proposed building is in contradiction with DPCS16 HQD

165. 7.39 This states: 'The value of good design is also recognised by government at a national and regional level. Planning Policy Statement 1 Delivering Sustainable Development (PPS1) requires all local authorities to include policies that promote high quality design in their Core Strategies. Good design is important because it helps to improve quality of life, by providing economic, social and environmental benefits. Together well designed buildings, streets and spaces help to create attractive appealing places where people want to live, work and enjoy themselves.'

The size location and design of the proposed building will degrade and not improve my quality of life, or those that live or are within sight of it, and therefore I object on the basis it is not in line with 7.39 of DPCS16 HQD

Yours faithfully



P.S. 1. My principal objection to the proposed building is because of its height at 4.8m (and length of 9.5m). This would ruin our view to the west from our house and particularly from our gardens, because the attractive sight of a line of mature trees at the horizon would be destroyed. All we would be able to see to the west would be merely the very top of those trees above the proposed building.

P.T.O.

Also, the attractive views of sunsets that we presently enjoy would be removed.

2. Incidentally, the previous detached and small building that has been removed was an attractive single story garage in the 1930's style for a small car.
3. We have been delighted with our westerly view since 1987 when we purchased our retirement home. (No 44). Obviously, we would be ~~very~~ disappointed to have our best views ruined by a large modern building.