

15 Lovedean Lane
Horndean
Portsmouth
Hants PO8 8HH

15th February 2017

Havant Borough Council
Civic Offices
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX
(E-mailed to: planning.development@havant.gov.uk)

FAO: Mr D Eaves

Your Ref: Planning Application APP/16/00068

Proposed erection of detached one-bedroom chalet-bungalow on land adjacent to 60 Gladys Avenue, PO8 8HS

Dear Mr Eaves,

Further to the above referenced planning application, we wish to make you aware of a number of objections to the proposed development of the land that used to form part of the garden of the property at 17 Lovedean Lane. As the homeowner of the land directly behind and adjoining the site of the proposed bungalow, the plans that have been submitted will have a significant impact on our property and we would like to make you aware of various points regarding the paperwork that has been submitted by the proposed developer, including where updates have been submitted since the previous application to develop this site:

1. Inaccurate drawings/site plans

1.1 The application submitted states that the site dimensions are listed as 232.5sqm. At best, the site is 225sqm making it at least 7.5sqm smaller than what is stated. We continue to raise this as part of our objections to this and previous planning applications. This is highly significant when you consider that the last four applications have all been rejected citing amongst various breaches of the 2011 Havant Borough Council Core Strategy 16 that the size and depth of the plot would not allow for development of a standard compatible with the existing surrounding development i.e. overly dense and overly intensive use of the site.

1.2 The site drawings show a piece of the land to the front section (facing west - running along Gladys Avenue) directly next to 60 Gladys Avenue that is quite clearly not a part of the property. It is the site for a telegraph pole serving the surrounding homes, the pavement is widened in this area to accommodate it.

1.3 We would again respectfully request that the council conduct their own measurements when considering the proposed development.

2. Drainage Issues

2.1 We would like to reiterate that we have lived at 15 Lovedean Lane for over 6 years and have seen a progressive worsening of the grounds ability to cope with significant levels of rainfall at both the front and rear of our property. This is a major concern when the proposed development will mean that, approximately over 60% will be lost to the construction and we fail to see how the proposed drainage strategy will prevent additional water draining/running off onto our property, particularly when it will be in such close proximity, and that of the neighbouring properties who are on the natural slope that falls downwards to the east behind the proposed bungalow.

2.2 Surface water retention is a regular feature of our garden as the ground simply cannot cope with seasonal rainfall, despite being surrounded by a very green area with a high number of large trees. This situation worsens the further you go down Lovedean Lane as you head east towards numbers 11 and 9 who have the most significant issues as this is where the slope levels out before rising again as you head towards London Road.

2.3 If you examine the previously submitted Environmental Agency Flood Map as illustrated at para 1.4.2 of the Drainage Strategy Report (page 3), you will clearly see a significant area of water retention going diagonally across the properties along Lovedean Lane. It states at para 2.1.2 of the Drainage Strategy that 'It is understood that the site drains naturally, partially by infiltration and also overland on to lower-lying areas'. We and our neighbours can categorically confirm that overland drainage, or lack of it as the ground simply cannot cope, is a major issue and this situation would significantly worsen as a result of the proposed development, which will increase the overland water flow onto our properties.

2.4 The councils Core Strategy Policy 15 clearly states that new site drainage systems will be required to ensure that there is no net increase in the surface water run off. We fail to see how this can be achieved by the submitted drainage strategy. Adding a line of soak-away's along the fence line of our property will not prevent water draining onto ours and neighbouring properties.

2.5 Please also note that just over 1.5 years ago, we had to invest in better drainage at the front of our property as heavy rainfall resulted in an area of flooding right outside of our front door. Work completed included the raising of the floor level in the entrance hallway and installing better drainage facilities in order to reduce flood risk/water ingress into the property.

2.6 As part of the last development application and as stated in the Drainage Strategy, the council's drainage specialist concluded within a documented comment:

The assertion in the Drainage Strategy Report that the ground supports infiltration is questionable given the results of soakage tests on nearby development sites which showed low rates. A soakage test should therefore be undertaken to verify the surface water drainage proposal. In the event of this not being successful, positive drainage will be required.

In reality the result is likely to show that a mix of both infiltration and positive drainage, perhaps by means of a high level overflow into the existing system, will be required.

This further compounds our comments and concerns in respect of this section 2.

3. Proximity of proposed construction to 15 Lovedean Lane and affect on outlook and light ingress

3.1 The councils Core Strategy 16 (paras 5.05 and 5.06) states that any proposed development must allow 10 meters between the proposed dwelling and the 'boundary' of neighbouring properties. The design submitted, as with previous rejected designs, is unable to achieve this requirement. The proposed development will be a maximum of 8.5 meters from the back of our property i.e. the kitchen and master bedroom (the two primary living areas), not the boundary.

3.2 The proposed design would site the structure approximately 1.5 metres from the boundary fence running for more than 50% of the length of the garden and putting the building in an even more imposing position than that of previously rejected applications. The back of our property on the ground level is primarily glass in order to achieve good levels of daylight into what is a large room with a foot print of over 300 square feet. The proposed development will be extremely imposing and would absolutely dominate the visual aspect and severely impair light ingress via overshadowing. The same would also apply to 17 Lovedean Lane. We note in para 14.3(1) of the Design and Access Statement that it is the applicants intention to give the buildings users sufficient access to daylight, this would be to our significant expense.

3.3 At present, the rear of our property is barely overlooked by neighbouring properties (noting that prior to the developer completing the unnecessary clearing of a large number of mature trees and bushes we were not over looked at all), the proposed design will allow line of sight into our bedroom and having reviewed the proposed floor level and window positions, possible line of sight into our kitchen and also directly into that of 17 Lovedean Lane. This in turn means that both 15 and 17 Lovedean Lane will overlook the proposed bungalow from both ground and first floor levels, which would also contravene policy CS16.

3.4 We would also like the council to note that we have just landscaped the bottom of our garden at significant expense. This area being directly behind the proposed development. The proposed construction would sit 1.5 metres from an area designed for peaceful enjoyment of a truly South facing plot with a construction height at the peak of the roof of more than 16metres. The building would therefore totally dominate the current spacious setting and outlook from both within 15 Lovedean Lane and from the garden with a roof line of more than 16metres in height with an extremely high pitched roof containing roof lights that will look directly over ours and neighbouring gardens. The design of the floor layout can not possibly concentrate overlooking away from adjacent properties as per the statement at para 8.8 of the Design and Access Statement. This is contrary to Policy CS16.

4. Local Context and Street Pattern

4.1 As is clearly demonstrated in the photograph at the appendix to this letter, the scale and proportions of the proposed development are not in keeping with the surrounding properties and the revised plans do nothing to address this. The size of the plots immediately surrounding the site are significantly larger. The proposals, as with previously rejected plans, constitute over development of an extremely small plot of land and does not respect the scale, proportions or density of the surrounding buildings.

4.2 The proposed development would also box our property in a way significantly more imposing and detrimental to our privacy than the previously rejected designs. The proposals are quite clearly detrimental to the current spacious setting, will be overbearing on our outlook, be detrimental to our light ingress and privacy as well as that of 17 Lovedean Lane.

4.3 We believe all of the above to be in direct contravention of policy CS16.

5. Housing Quota

5.1 There are a significant number of developments in the surrounding area with upwards of two thousand new homes under construction, already completed or due to commence in the near future. We would respectfully question how the proposals meet or even contribute to the core strategy's residential development needs? It certainly does not protect, enhance or compliment the local environment. This is over development of an existing green space and would constitute town cramming in an area which is already the subject of significant residential development on a number of sites within 3 miles in any direction.

5.2 Paragraph 3.6 of the Design and Access Statement points out that bringing '...vacant and under used land into use is considered desirable.' We fail to see how this proposal is in keeping with the councils core policies or indeed those stated as being quoted in the Design and Access Statement as being from the National Planning Policy Framework (quoted as March 2012 para 14) and cannot be considered 'the most suitable development type for this site' when it will have such a significant impact on the neighbouring properties. The proposals:

- Do nothing to address the councils previous decisions to refuse planning;
- They are not appropriate to the location;
- Contrary to para 8.6 of the Design and Access Statement, it is not sympathetic to the adjacent buildings/properties;
- Contrary to para 8.8 of the Design and Access Statement, it does not produce a positive relationship between the existing buildings/properties;
- Do nothing to consider the impact on existing residents/home owners that have resulted in previous refusals (4 in total) to grant planning permission;
- Do not afford adequate privacy for ourselves or adjacent properties, particularly with regard to our right to peaceful enjoyment of garden amenities.

6. Land Use Ecology

At para 14.9 of the Design and Access Statement it states 'It is the applicants intention to (1) Encourage the re-use of land that has been previously developed and discourage the use of previously undeveloped land for building'. This seems to directly contradict the application.

7. Human Rights Act

Protocol 1, Article 1 of The Act states that a person has the right to peaceful enjoyment of all their possessions, including the home. As outlined above, we firmly believe that the proposed development would contravene this right in a number of areas.

We request that the council take our objections into consideration and we would welcome the opportunity to meet with a representative of planning department at our home in order to illustrate our objections first hand.

Yours sincerely

Mr Keith Myhill
Miss Lara Proctor

Appendix to Letter from 15 Lovedean ref Planning Application APP/16/00820

