

Comments for Planning Application APP/19/00362

Application Summary

Application Number: APP/19/00362

Address: Stanford Lodge, 18 Fourth Avenue, Havant, PO9 2QX

Proposal: Change of use of the site from C3 residential dwelling to a C2 Care Home; construction of 3 No. one bedroom single storey pods for independent living skills within grounds of Stanford Lodge.

Case Officer: Tina Pickup

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection to the proposed building works on the grounds of 18 Fourth Avenue, known as Milton house but logged with the council as Stanford Lodge.

Notification

We have received no notification of the works intended. We adjoin the lane (right of way) by the original bridle way, the single track Milton House claim they own. We believe all households adjoining should and would be notified. We along with others in Fourth Avenue and Swallow Close adjoin the said site of Milton House

Planning

This planning only logs the planning for the pods. There is no mention of change of use from a level C3 to a C2, an actual care Home.

Noise pollution

Concerns going back from 2017. Noise from staff, service users, deliveries and visitors.

Screaming can often be heard from the property, this occurs multiple times throughout the day and night, which is alarming and worrying for other residents and families with children. This has affected our perception of the quiet lane we once new and enjoyed. Assuming that the Pods will need electrical generators or air source pumps, this will certainly increase the noise pollution further.

Traffic

Heavy traffic from staff workers, pool car, mini bus, traffic comings and goings are multiple times

per day

Also service providers collecting washing, deliveries from boots, post staff, maintenance workers, emergency services, family food deliveries. These are all at times of the day, and has led to the rapid disrepair of the lane.

Below are a list of some points that we feel are relevant to our objection

1. Damage of property, hedges, stone chips on cars from speeding traffic.
2. Litter dropped in the lane by all persons mentioned in point 3.
3. Safety of both service users and residents in and around Fourth avenue. How will these be able to come and go freely if there is no extra staff to secure the other service users that require more attention. The safety of children and pets and other car users adjoining the site.
4. The single track with the tight corner. There are blind spots coming out into the lane from neighbouring properties. When leaving the lane, you are not able to see pedestrians nor oncoming traffic approaching, until you are straddling the footpath. Due to many parked cars, the view once on to the footpath, is further obscured. Safety risk for public and lane users where the lane adjoins the public footpath, with no gaps or clear views. Residents and lane users currently mount the path both ways, via a dropped curb to enter and exit. Many near misses have occurred. There are many passers by, they include children cycling, playing, scootering and walking to and from school. There are also many commuters and dog walkers using the footpath daily. Speeding vehicles are an ongoing dangerous issue. As an ex-police officer, I feel this is a fatality waiting to happen. Some days we have logged over 25 vehicle movements. These have been 7.5t lorries, commercial minibuses, cars and vans.
5. The site is made up mainly of period/Victorian built houses. The site itself is Victorian and pods will not be in keeping with the look of the lane nor Milton House. This will affect the street scene, and make the road less desirable to live in and less desirable to future property owners. It will also set the precedence for more pods. It will affect the value of surrounding properties and properties on the lane.
6. Privacy. The site sits almost in the middle of the neighbouring properties. Service users have no privacy in the garden and [REDACTED] around the grounds. We feel that Milton house is an unsuitable location to house these service users. Neighbours have no privacy due to the hourly/daily steady stream of traffic. Staff and service users often walk past windows that adjoin the private lane. Disturbance is a steady constant stream of comings and goings, 24/7.
7. It states in the plans no extra staff will be needed. We find this to be an inaccurate assumption.
8. Car spaces needed for the three pods, where will these be? Who will be in charge and take responsibility for these service users? Who are they?

9. Capacity of sewage system. Three extra pods connected to water and sewage systems. Sewage for neighbouring properties come from residential houses and link on to the main pipe going up the private drive. How old is this? Is it of an acceptable standard? Can it cope with the extra pods?
10. It states there are no trees in the grounds. This is believed to be incorrect.
11. This application was received by the planning department in April. The declaration is dated the 13/3/19. But the form says "can not be a pre-application"? What does this mean?
12. Quality of life. Residents quality of life has been affected and we are unable to enjoy our family homes and gardens due to Albany Farm Care on the site of Milton House. We are either being woken by noise or by the worry of safety, and all of the other very important issues raised by ourselves and many others.