



Mr. G Richardson
53 New Road
Havant
Hampshire
PO9 1DD

Havant Borough Council
Mrs. E Chisnall
Your Ref. APP/18/00524
Land Rear of 55 New Road, Havant, PO9 1DD

Dear Mrs Chisnall,

Re: Proposal – Erection of No. 3 bed detached dwelling

I would like to bring to your notice my comments to the above planning application that is being considered under the Country Planning Act 190 (As Amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

From my investigations into this application I cannot find how this possible development can be considered as part of the Havant Town Centre Development Plan Policy for this area or part of any improvements to the Hermitage Area, as per recommendations detailed within your website.

I would like to point out some obvious comments as listed below.

- This area is heavily congested with parking traffic every day of the week especially through the School Term Time with school children using the pavement on a daily basis as access and egress route to the local school and notwithstanding the traffic from the Havant Town Rugby Club.
- This second access point into the rear area of 55 New Road can only exasperate this situation by causing a further risk of accidents/incidents because of its close proximity to the New Rd/ James Rd Junction with additional vehicles having to enter James Road at right angles to the ongoing traffic without a clear area of vision or traffic movements in both directions due to other vehicles being parked in the line of vision. This is an accident area and is monitored by the local police as a known black spot with Regular Traffic Checks carried out by police and this application cannot help with any improvements to this known situation.



Environmental

This area is detailed as within a flood plain.

- By building on this plot and removing natural drainage this can only make the situation worse by increasing the additional area that will not facilitate the existing natural drainage. This in an area that already has a drainage problem with water coming up through existing manholes and flooding the highway when steady rain happens.
- The sewers regularly block at the corner of New Road and James Road needing the appropriate service company to have to clear the blockage. As I cannot see any details of improvements to the infrastructure within this application this can only make this situation worse by increasing the possible amount of houses and residents using the existing systems.
- I see within the plans that detailed is what appears to be a fireplace with what is possibly either a coal burning or a wood burning stove. I am certain as a planning authority you are fully aware of the governments concerns and investigations into this form of heating appliances. With this in mind I would anticipate that you would insist on a change to this form of heating as it could have possible long term consequences to the health of the existing residents of the area, with the possible claims that by allowing this situation to occur that the planning authority could be held responsible for the situation and its possible outcome.

From 53 New Roads perspective I would like the following comments to be considered:-

- This will have a detrimental effect on the daylight, outlook and privacy to 53 New Road especially as it will be close to the existing boundary with windows placed in the second story roof.
- By allowing parking down towards the existing building lines this will increase the pollution to the air from exhaust fumes. A situation that is very high profile from both the government and local councils and I FEEL THIS MUST BE CONSIDERED AS A POSSIBLE HEALTH RISK WHEN CONSIDERATION IS GIVEN TO THIS APPLICATION AND CHANGES MUST BE MADE TO THIS PART OF APPLICATION. WHEN THIS CHANGE IS MADE IT MUST NOT MEAN THAT THE POSSIBLE HOUSE IS MOVED CLOSER TO THE EXISTING BUILDING LINE AS THIS WILL HAVE EVEN GREATER CONSEQUENCES TO NUMBER 53.

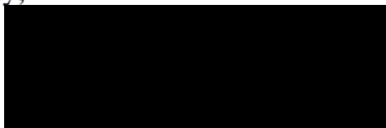


- Close to the boundary of 55 New Road on the council owned allotments there is an existing hedgerow and a large tree. As this will be extremely close to new building lines, I am surprised that I cannot find any details of how the existing root systems will be protected from damage when the excavation work is being undertaken.
- Has within this application consideration been given to the possible consequences of subsidence to the new structure in the future from these root systems.
- We are all aware of the oxygenation of the natural environment that this type of vegetation produces and any possible loss because of a short term gain from this dwelling must be taken into consideration.

I hope that you will take my comments in the spirit that they have been detailed in that I cannot see what this application brings to the long term aim from both the government and local councils point of view.

I look forward to your response to this letter in the near future.

Yours faithfully,



Mr. G Richardson