

HAVANT BOROUGH
COUNCIL

21 SEP 2016

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Dear Sir

Dr Elaine Asser
1 Clifton Terrace
Southsea PO5 3N

20 September 2016

APP/16/00820

I have seen the documentation for the proposal to build a 2 bedroom bungalow on an unused piece of land in Gladys Avenue and, knowing the area, I would like to register my support of this proposal for the following reasons:

The application is supported by the following recent Government initiatives:

- a) **The Urban Regeneration and Housing Bill 2015** which requires local authorities to tackle vacant and idle land and improve housing supply.
- b) **Self-build and Custom Housebuilding Act 2015** which legislation requires local authorities to register vacant land, particularly that which is suitable for self-build, to ease the current housebuilding crisis and I understand the owner of the land intends to build the bungalow himself.

I understand plot has lain derelict for some 6 years having been refused planning permission broadly on the grounds that:

The size of the plot does not allow for development of a standard compatible with the existing surrounding development and would be an incongruous feature within the street scene and an overly dense form of development.

The development would constitute an undesirable over-intensive use of the site and not provide satisfactory amenity provision for future occupiers being a substandard contrived area and overlooked by neighbours.

With regard to over-intensive use of the site, at 62 sq mt, (the smallest required for a 2 bedroom dwelling), on a 250 sq mt plot this does not seem an overly-dense or over-intensive form of development and accords with Government abolishment of minimum density levels to increase the density of homes per hectare and accommodate more much needed small housing.

As the proposed build is similar to almost all other dwelling in the immediate locale in style, size, proportion and width of plot as presented to the street, it appears not to present an incongruous feature within the street scene.

With regard to amenity provision, the fact that the plot is less deep than the older properties nearby seems to accord with the probability that the bungalow will be occupied by small families, possibly the ever increasing single parent family, and the certainly the ever increasing elderly population, a more manageable size of garden with adequate amenity provision suits the needs of current and future occupiers.

In urban areas such as this there will inevitably be some overlooking by neighbours but the distances from neighbouring properties boundaries and setbacks within the plot seem to meet building guidelines and are certainly larger than the more recent buildings in nearby developments. In addition, it seems the most affected properties each only have one modest sized upstairs bedroom window and fencing will protect the ground floor view of these properties.

I would appreciate consideration of my support when the decision is made on this planning application.

Yours faithfully

Dr Elaine Asser BA (Hons), PhD