



43 Hulbert Road
Bedhampton
Havant
Hants PO9 3TA

Mrs H Lealan
Planning Service
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

26 August 2016

Ref: APP/16/00767

Dear Mrs Lealan

Site Address: 45 Hulbert Road, Havant, PO9 3TA

Proposed Development: Part demolition of existing outbuilding and construction of 1No. 2-bedroom bungalow and associated parking.

I wish to object to the above planning application on the following grounds:

1. The proposed development, would result in an undesirable form of back land development out of keeping with the character of housing along the Hulbert Road and detrimental to the amenities of the area and would interfere with my right to the quiet and peaceful enjoyment of my home.
2. The proposed access by reason of its proximity and relationship with Nos. 43 Hulbert Road and 45 Hulbert Road would adversely affect the quiet enjoyment of ourselves and the new occupiers of No 45.
3. The proposal includes the demolition of the existing garage to the side of No 45 and the creation of 2 tandem parking spaces for the proposed dwelling in its place, along and adjoining the boundary with No 43 approximately 1 metre from our property. The existing parking arrangement to the front of No 45 currently have little impact upon No 43 as presently noise from use of the existing garage is somewhat stifled by the building itself and that the existing parking arrangement to the front of No 45 currently have little impact upon us. This situation would inevitably alter and the use of open parking spaces adjacent to the boundary, situated by our kitchen and

downstairs shower room, would be likely to generate additional fumes and unacceptable levels of noise nuisance that we do not currently experience.

4. The removal of the existing garage would open up the space to the side of our property, leaving it exposed to views and loss of privacy from the side facing windows to No 45. There are no plans shown to put up fencing and additional screening if this garage is removed.
5. We have already experienced additional noise and flooding from having the 2 new properties at 41 Hulbert Road. The addition of yet another property built on garden (back land) on No 45 may further add to this problem. The existing garage helps to stop flooding from No 45 onto our property: the removal of this garage and paving over the front garden may increase the risk of flooding.

An application for a 2-bed bungalow no: 03/65928/000 and then an extension of the existing outbuilding was refused in January 2013 (APP/121012). This decision was overturned on appeal in Sept 2013 (APP/X1735/A/13/2194838. It is noted that in preparation for constructing that proposal an underwater culvert was discovered and I understand the culvert cannot be built over so new plans had to be submitted. Planning permission APP/13/01270 was also granted to build a 2 storey extension to the rear of No 45: The plans do not show the footprint of this proposed extension, possibly reducing the size of the proposed garden of 45 or how this may have a bearing on the positioning of the proposed new bungalow closer to this culvert.

I feel that the granting of this application in the removal of the existing garage and the building of another property in the grounds of no. 45 would interfere with my right to peaceful enjoyment of my property and may add to the flooding problem that we currently experience.

Yours faithfully,

A large black rectangular box redacting the signature of C A Pitman.

C A Pitman (Mrs)