

16 Portsea View, Bedhampton, HAVANT PO9 3FE



1 May 2017

Mrs K Wooden
Havant Borough Council
Public Service Plaza
Civic Centre road
HAVANT PO9 2AX

Dear Mrs Wooden

Your Ref: **APP/17/00254**

You are currently considering a planning application for a neighbour at No 34 Portsea View, referenced above.

We have reviewed all documentation provided on your online portal about this planning application. We would now like to make some comments / objections which we hope you will take into consideration in making your judgement about this application.

Firstly, can we begin by saying that we acknowledge the applicant's right to live as he wishes in the privacy behind his own garden fence and within his house.

However, as a neighbour whose home directly faces the front of No34 we feel entitled to express our views about his choices when they have a potentially negative and tangible impact on us.

Havant Council were involved in granting planning permission to the builder, David Wilson Homes (DWH), to enable the building of all 46 houses on this new site. That planning permission involved a whole range of restrictions which eventually led to the pleasant and green space in which we are all now living. Indeed 20% of the houses are not even sold yet. To maintain the original look and feel of the houses / open spaces, all householders, including your applicant, signed up/agreed to a long list of covenants designed to keep the community looking as it does now. Our concerns are as follows:

- a. The lean-to which is planned will be highly visible to us from the front and will alter the overall appearance of this very small area considerably. We do not believe that this is aesthetically appropriate within this development, regardless of materials used. We note the exact material specification has not been declared in the application.
- b. The covenants we all signed up to are very clear and state that we are not allowed to erect any other buildings on the property: it seems that a log cabin of over 6metres long is equivalent to a building. While its planned location will mean it is largely not visible from the front, the fact

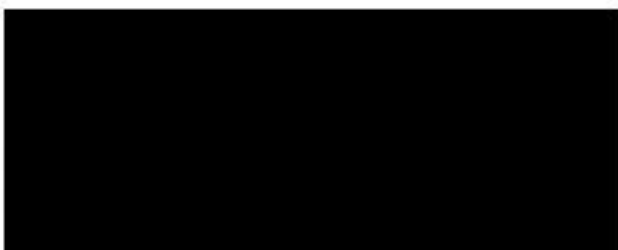
remains that it will indeed change the appearance significantly for anyone looking in that general direction.

- c. As for the patios to the east of the house, these are extensive and together with the log cabin, will occupy a significant space which was originally grassed over. Yet there is nothing on the plans telling us about the drainage issues which will result from converting this large area. I believe that there is government guidance about converting front gardens to parking spaces for exactly the same reason: drainage. Given that this estate is on a hill, I would expect there to be a robust plan in place to ensure that run-off is not going to contribute to any other problems particularly in the shared area which we all have financial responsibility for maintaining. What reassurance will the council provide on this point? [there are already major unrelated drainage issues at the bottom of the site]
- d. In any new development, parking spaces are always severely limited. Indeed, there are 3 visitor spaces shared between six houses including the applicants. Were permission to be granted for his 6metre+ log cabin (to house his 12-person hot-tub) then we are concerned that this will naturally lead to regular large numbers of visitors with the consequent effect on both neighbourhood parking and noise levels. All of the plans could be achieved on a smaller scale but the scale suggests many visitors. No 34 currently has parking for four vehicles on his drive and routinely these are all used - so where are such large numbers of regular visitors going to park?

We have never objected to any other planning application ever. However, we have genuine concerns about appearance/outlook elements of this proposed plan not to mention the likely effects on our privacy (cars / overspill parking) and the need to deal with increased noise levels on this small development.

We also remain confused about why Mr Morris would recently move to a new development where he has willingly signed up to all the restrictive covenants only to, within a few short weeks, decide that the covenants don't suit him after all. Although we appreciate that the covenants are not a matter for the planning committee per se, we urge you to include the 'backstory' because all neighbours know the covenants exist and welcome them. We simply wish to live in a peaceful, private road where there is mutual respect among neighbours.

Yours sincerely

A large black rectangular box redacting the signature of Mr and Mrs C Yiangou.

Mr and Mrs C Yiangou