

A.G.W.

~~AGW~~ Kemp and J Kemp

37 Kings Road, Cowplain, Waterlooville, Hampshire PO8 8UT

20th January 2018

Planning Service
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

Dear Sir

Re: Planning Application APP/17/01121

Site: Land at rear of 50 Silvester Road, Waterlooville PO8 8TL

Proposal: Construction of 1Nr 3 Bedroom Detached Bungalow etc

We write as Owners of 37 Kings Road, Cowplain following receipt of your letter dated 5th January 2018 and would ask you to note our objection to the Application for the following reasons :-

1 The Drawing Nr CFA/Full/BS dated 15/10/2017 indicates the boundary line to the rear of 50 Silvester Road incorrectly whereby it indicates the rear boundary line to our property (Nr 37) and the adjoining property (Nr 37A) stepped from the rear boundary line of Nr 35A. We have attached a marked up copy of the Applicants Drawing to indicate what we consider to be the correct legal boundary line. To support this we have also attached a copy of the original conveyance plan dated 25.9.1915 which clearly indicates a straight line to the boundary and not stepped.

2 By showing the boundary line in the correct legal position the rear garden of the proposed bungalow is shorter than currently indicated on the submitted Drawings. As the Planning Authority we would expect you to review whether the length of garden available complies with the minimum distances set out in the Urban Design SPD which is referred to in the Applicants Design and Access Statement.

3 The Design and Access Statement indicates that there is a line of conifer

trees on the northern boundary that provides effective screening. In our view the trees are in poor condition with majority of the lower branches either dead or dying and we contend they do not provide an effective screen since the lower branches are very likely to be removed with a simple maintenance routine leaving the new bungalow very conspicuous. We therefore consider that the present proposal will result in a loss of privacy to ourselves.

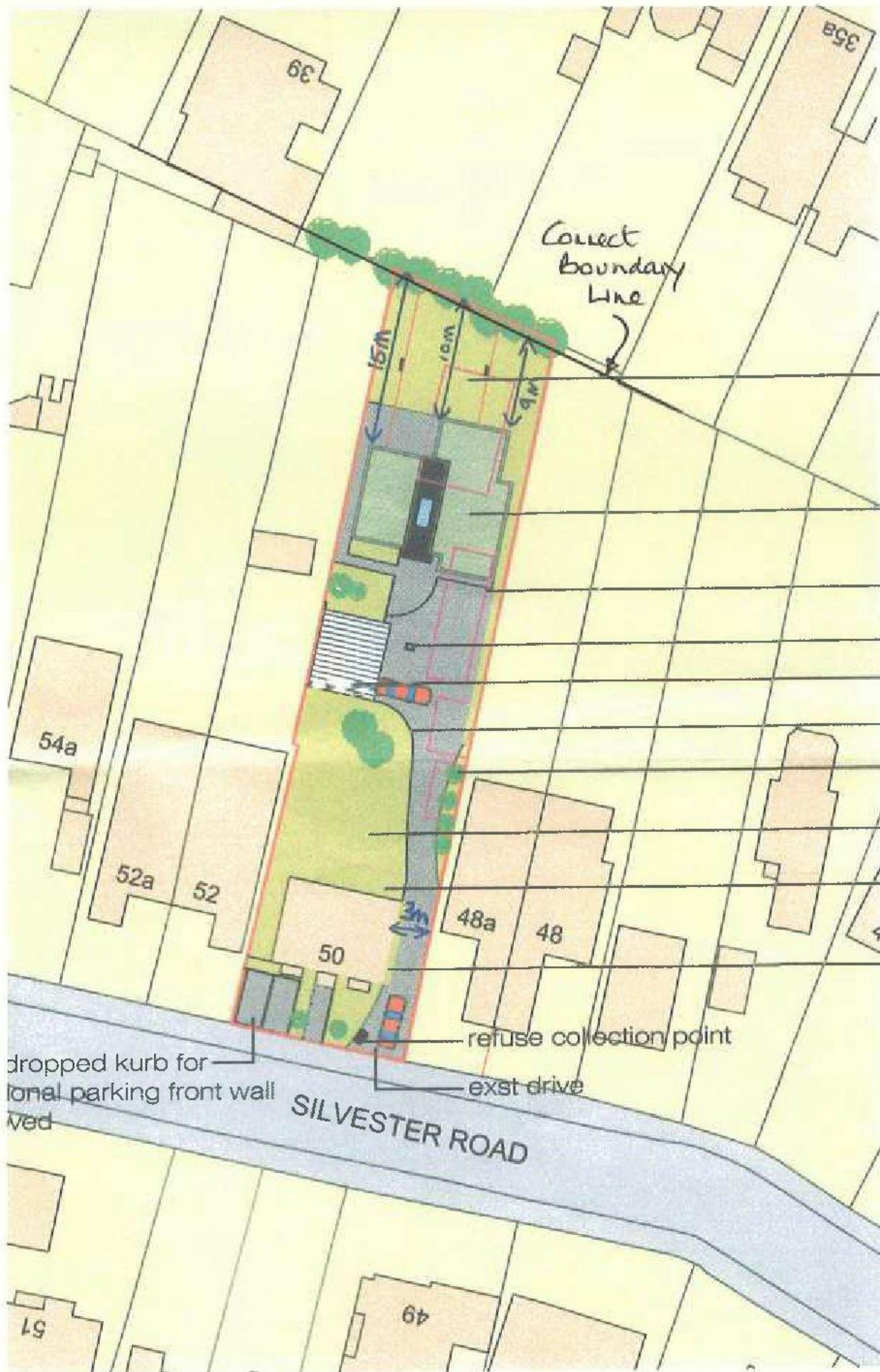
Should the Planning Authority be minded to grant consent to the Application, we would expect Conditions to be applied requiring (1) the rear boundary to be properly defined by a minimum 1.8m high close boarded fence erected on the correct boundary line (2) that the existing conifers have to remain to prevent any overlooking and loss of privacy and (3) the existing conifers are subject to tree maintenance work determined by the Councils Arboricultural Advisor.

Yours faithfully

A.G.W.

Mr. ~~AWD~~ Kemp and Mrs. J Kemp

A



rear garden area

proposed bungalow

hatch denotes structure

existing drainage p...

car port & turning a...

1.8m high bounda...

detailed landscapi...

rear garden area t...

exst conservatory

detailed landscapi...

refuse collection point

exst drive

dropped kurb for additional parking front wall

SILVESTER ROAD

Scale In Metres



50 Silvester Road
Waterloo

Drawn By CRF	Date 15/10/17	SHEET SIZE A2	Approved By	Date
Drawing No. CFA FULL BS	Revision:	Scale: 1:100		

Chris
CHART

Copied
Plan in Loweyance
dated 25.9.1915

