

Comments for Planning Application APP/16/00176

Application Summary

Application Number: APP/16/00176

Address: 23 Sherfield Avenue, Havant, PO9 5HT

Proposal: Erection of 1No. 2 bed end of terrace house with access from Sherfield Avenue.

Case Officer: Daphney Haywood

Customer Details

Name: Mr Paul Oakley

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Car Parking and cycle storage

From the 'Residential Parking and Cycle Provision' Supplementary Planning Document (Hereafter abbreviated to SPD) adopted by Havant Borough on 22/3/2010. Tables 2 & 4 show a requirement of 2 car parking spaces and table 7 shows a requirement for storage facilities for 2 cycles per 2 bedroom property.

Comments

The plans submitted only show 1 parking space for No. 23 and one for the proposed development, with a drop kerb that only services these spaces. This does not comply with the SPD

No cycle storage is shown for either property. This does not comply with the SPD

Sherfield Avenue is already at capacity and is used daily as overflow parking by residents from Exbury road which already causes parking friction, therefore the correct amount of off road parking should be applied.

Privacy

Subsections 5.03 and 5.06 of the 'Havant Borough Council Borough Design Guide' SPD.

5.1 General Principles for New Residential Developments

5.03 It is important that applications for new development consider the impact of the development

on existing residents. The design of new development needs to balance the needs for the new home to have reasonable levels of privacy, whilst ensuring that the development and its residents engage with the street and public realm.

Comment

The proposed development's upper floor will greatly impact the privacy of 32 Exbury Road. It will look overlook the whole of the front, side & rear gardens and the main living area in the conservatory. The extension to the side of the building houses a shower room, the entrance is via the conservatory. This access to the shower room will be directly overlooked by the upper rooms of the proposed development affording no privacy at all.

All meals are taken in the conservatory and the proposed development would overlook every meal we take. Breakfast is taken while in our dressing gowns. This is a gross invasion of our privacy

Adverse effects

subsection 5.25 of the 'Havant Borough Council Borough Design Guide' SPD.

5.2 Residential Backland and Infill Developments

5.25 Havant Borough Council acknowledges that backland and infill developments have a role to play in delivering the council's housing and development targets. However, many of these sites are situated amongst existing neighbours and can create an adverse impact. Development of backland and infill sites should not have an adverse effect on neighbouring properties.

Comments

Please see the previous comment for the adverse effect this will have on the privacy of the residents of 32 Exbury road.

After dividing the land of No. 23 according to the plans there will be no external right of way to the rear garden of No. 23. A right of way path will be required across the new development to mitigate the adverse impact this has on access to the rear garden. Since it was first occupied No. 23 has enjoyed a right of way to the rear garden. Any new development shouldn't adversely affect this. Absence of a rear right of way will adversely affect any future residents ability to maintain the property or see a problem developing.

To facilitate the construction of the proposed property the rear side door of No. 23 has been bricked up. The plans don't show a new rear door for No.23. This leaves no rear emergency exit for No. 23 or direct access to the rear garden, this adversely affects the quality of the property of

No. 23 by reducing the fire exits and access to the rear garden. In the case of a fire emergency the fire brigade will not have direct access to the rear of No. 23 adversely affecting the property's safety unless there is a right of way path across the new development.

Any planning approval should require a right of way to be established.

Enviromental impact

Section 12 of the application hasn't been completed for the disposal of surface water.

There may be issues due to water that runs off of the Sir George Staunton Conservation Area land. The land adjacent to No. 23 is prone to flooding as the water runs off of the fields to this area. The proposed development may interfere with the run off as it is downhill from the affected land.

Any other business

The plan shows a 1.8 meter fence along the road. As it is over 1 meter high it is subject to planning permission. A 1.8 meter fence is out of character for the area. There are no other front gardens in Sherfield Avenue or Exbury road with high fencing.

No. 32 Exbury Road is south facing and the sun doesn't reach the conservatory till late afternoon, the proposed development will greatly reduce the amount of light to this area of the building.

In section 15 Trees and Hedges of the application the answer to the second question is 'NO' yet the land adjacent to the development is a wooded area which belongs to Sir George Staunton Conservation Area. This runs the full length of the properties boundary.