



2 Hulbert Road
Waterlooville
PO7 7NT

Tuesday 21 March 2017

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

Attention Mrs D Haywood
Reference APP/17/00184

Dear Mrs Haywood,

Thank you for the opportunity to comment on the Planning Application to convert the first floor of the current retail area at Raebarn House into 9 self-contained, one-bedroom flats.

Here are my comments:

The drawings entitled Existing and Proposed Elevations do not show any meaningful information for the Proposed Elevations.

These drawings form part of a formal proposal and are expected to describe in full detail how the conversion will appear on completion. It seems that whoever signed the drawings and approved their release has little or no regard for the importance of submission accuracy and has paid little attention to the importance of the situation.

It is rather disturbing to read that not one of Havant BC's Consultees has noted this scant submission, or raised even the smallest reservation to the application as presented, or managed to link the application proposal with the history of the site. It seems that neither Messrs Oakdene Construction nor Havant BC's Consultees expected a member of the public to take a look at the submission and show a genuine interest and concern.

In the Design Statement submitted by Messrs Oakdene Construction there is a proposal to share the existing refuse bins. Sharing the refuse bins is a totally unrealistic proposal insofar as the existing arrangement is already inadequate to meet the needs of the residents of Raebarn House. I have been in contact with representatives of Messrs Ensign Management, who are the freeholder for Raebarn House, and asked for their comments. As they were not even aware of this Planning Application it would be safe to assume that there has been no exchange of views

between Messrs Oakdene Construction and Messrs Ensign Management prior to tabling such a proposal.

There has been a huge amount of well-recorded controversy concerning parking issues since Raebarn House first opened as a residential building, and for the prevailing hard-fought quiet to be aggravated once again is not welcomed at all.

There are sufficient car spaces for all the residents at Raebarn House and for all the residents at Maple Brook Court, plus seven spaces for use by the retail outlet customers.

Reducing the car spaces set aside for use by the customers of the (new) retail outlet and establishing just two car spaces for 9 new residents will only serve to aggravate the existing finely-balanced parking arrangements. It is ludicrous to expect the unlucky seven new flat dwellers not to possess a vehicle between them.

Havant BC Planning Development cannot simply approve this proposal to change the utilization of these three spaces whilst ignoring the unlucky seven new residents without taking responsibility for a certain increase in pressure placed on the ability to accommodate everybody who has a legitimate right to be there. Apart from those who do have a legitimate right to be there, the ever-present influence of rogue parkers will not simply go away.

Extract from Proposal

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2.0 PROPOSAL

2.1 The proposal is for a change of use to the first floor retail space to residential use to form 9 self-contained one bedroom flats.

2.2 Each new flat will contain a hall, bathroom, living/kitchen area and a bedroom with also areas for storage. The flats will vary in gross internal floor area from 33sq.m to 55sq.m. The layouts have been designed to allow both the living area and the bedroom to have views out onto London Road, Hulbert Road or the car parking area. No external alterations will be required to the building as part of the proposed scheme as the layouts make use of the existing window arrangement.

2.3 As part of the change of use 3 car parking spaces (5, 6 and 7) will be allocated to the 9 new flats. These spaces were 3 of those already allocated to the retail premises (7 in total). Car parking space 7 will be replaced with a secure bike store which will serve the 9 new units.

2.4 Provision will be made within the existing bin storage area to accommodate the requirements for the new flats if necessary. Currently the storage is not up to capacity and the existing bins are considered large enough to accommodate the 9 new units.

End of Extract from Proposal

It has been noted that there is no submission from The Hampshire Fire and Rescue Service (HFRS), who are the upholders of the Law concerning adequate emergency escape arrangements for public buildings. When Raebarn House was opened as a residential building it became clear that the south eastern emergency exit facility was not fit for purpose and Messrs Ensign Management (formerly Purple Lodge) were TOLD to put it right by HFRS. This situation is well recorded. The lighting on the stairwell still does not operate when an emergency door is opened, the gate at the bottom of the stairwell is still jammed shut, and a refuse skip still stands outside the emergency exit gate barring the escape route.

This responsibility is currently in the court of Messrs Ensign Management however the problem will quickly become a shared responsibility with Messrs Oakdene Construction if/when the nine new residents appear: In the Design Statement submitted by Messrs Oakdene Construction there is a proposal to share the existing emergency exits.

Nowhere in the Design Statement is there any mention of an intention not to utilize the existing sewage pipework infrastructure. In my opinion consideration should be given to this matter quickly and thoroughly and details included in the Proposal for all to see. There have been several incidents concerning the unsatisfactory sewage management arrangements at Raebarn House, causing great stress to my tenant and to me. Without a thorough investigation into the adequacy and service-state of the existing system it is expected that any additional loading on an already inadequate system will result in major downstream issues.

Yours Faithfully,

Richard G Morton.

