

6 Nightingale Park
Warblington
Havant
PO9 2SE
18 April 2016

Dear Mr Eaves

Ref: Application Number: APP/16/00312
9 Nightingale Park, HAVANT, PO9 2SE
Change of use of room above garage to create 1 No. 1 bedroom flat

We object to Mr Vine's Application to change the use of the premises associated with the garages on the plot of land at No 9 Nightingale Park from "storage" to 1 bedroom flat.

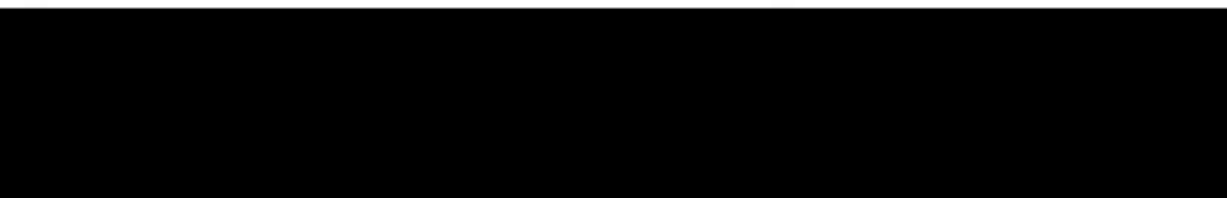
We have three major objections that we bring to your attention for consideration during the evaluation of the Application.

- (1) **COVERNANTS:** The covenants that bind the use of properties in Nightingale Park are explicit in requiring that each plot be populated with just one house. The proposed Application would be a fundamental breach of this covenant.
- (2) **PARKING** Such a flat, as proposed in the Application, would have need of additional parking space. Currently, the garages appear to be filled with Mr Vine's cars and the occupants of No9 carefully park their cars in front of his garages so that they do not obstruct the turning space that exists in front of Nos 7, 8 and 9. Occupant(s) of the proposed flat would have little alternative than to park in the turning space or in front of someone elses house.
- (3) **PRIVACY;** All the houses in Nightingale Park look out directly across the road to a hedge belonging to the Avenue Lawn Tennis Club so that no house has a view into neighbouring houses and privacy is thus preserved.
The orientation of the windows of the proposed flat changes this situation. Its windows would be at 90° to all the other houses in the road looking directly down the full length of Nightingale Park and would therefore have total visibility of all the comings and goings in the road. Additionally, the privacy of houses 7 and 8 would be particularly affected.

We also add that objections similar to these were raised when Mr Vine made his application to extend the garages to provide additional storage space and create a room above them. At that tme we were reassured by the local councillor that any application to redevelop the storage space into a flat would never be granted.

Over the life of the plot at No 9, there has been progressive development of the garage area from an original single garage, through expansion to 2 garages and then an additional carport, onward to 3 garages and the present situation which includes storage space above the garages. This development by stealth has now left us vulnerable to reconfiguration of the original garage into a complete dwelling place.

We ask that you take these objections into consideration when Application APP/16/00312 is evaluated by your department and that the Application is rejected.



David and Christine Hall