

RELEVANT CONSIDERATIONS REGARDING PROPOSAL TO ERECT A SINGLE STOREY DWELLING AT 67 SOUTHWOOD RD H.I.

HBC Ref APP/16/00714

THIS DOCUMENT SHOULD BE READ IN CONJUNCTION WITH
CONSIDERATIONS CONTAINED IN DOCUMENT HBC Ref APP/16/00195. ONLY
COMMENTS AND OBSERVATIONS WILL BE INCLUDED IN THIS DOCUMENT.

THE DOCUMENT IS LAID OUT IN THE FOLLOWING MANNER.

- 1 Design appearance and layout
- 2 Effect of daylight, privacy and outlook
- 3 Noise, smells and fumes
- 4 Notes
- 5 Appendix 1 (2 sheets)
- 6 Attached letter to Mrs D Haywood regarding APP/16/00195

Requested Considerations from

Mr and Mrs B Quinton

Mr and Mrs A Forrester

Mrs B Atkins

65 Southwood Rd

67a Southwood Rd

69 Southwood Rd



Design appearance and layout.

Whilst the initial drawings quoted the requirement from the Environment Agency that floor level should be 4.70M above Ord Datum, the plans were drawn approx.. 2.0M lower. Even with the roof pitch height changed to 22.5 degrees the correct height emphasises the undesirable height and bulk of the proposal relative to the three adjacent properties.

The design layout totally ignores the requirement for the building to be a minimum of 3.0m from the main sewerage pipe located along the boundary. Ignores the possible requirement to be sited back from the water edge with regard to flooding and visual impact from the harbour.

No consideration has been taken regarding the comments from the consultancy agencies on the original application.

Effect of Daylight, privacy and outlook.

Further to Appendix 1 of the considerations regarding the original application (APP/16/00195) the latest application (APP/16/00714) shows clearly the loss of privacy to the gardens, bedrooms and living rooms of the adjacent properties. Not only will the occupants of the proposed dwelling be able to see over and into the adjacent properties but any person at the front door will have the same views.

The outlook of the existing properties would change from a pleasant open aspect to an expanse of brick and roof tiles.



The positions of the existing single storey dwelling follow a line approx. the same from the water edge. The proposed dwelling would set up a second row of undesirable back development.

Noise, smells and fumes.

There are no changes to the considerations regarding Noise, smells and fumes.

Notes

In addition to the notes included with the considerations for the previous application:

- 1 The height of ground level above Ord Datum for location Lat. 50:7811, Lon. -0:9884 (Proposed Site) is stated as 2.590M above Ord Datum Not 3.50M as stated on latest plan. See Appendix 1 for diagram of relevant levels
- 2 Whilst it is not clear how the relevant levels and dimensions of adjacent properties were obtained. There has been no request for permission to access the private property of the adjacent properties to take measurements.



Appendix 1 (Sheet 1)

Notes relevant to sheet 2

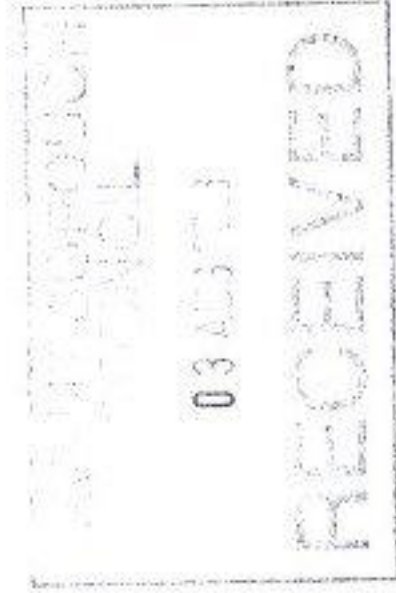


As all elevation dimensions quoted are relative to Ordnance Datum it is important to establish a known and accessible tangible elevation relative to Ordnance Datum.

The only elevation therefore available is the ground level. This is accessible, relative to the known and required position, and is established using GPS. Figures for ground levels are available world- wide from "<https://www.freemaptools.com>" Whilst the heights are said to be approx. it is unlikely that the quoted elevations differ by more than +/- .50M.

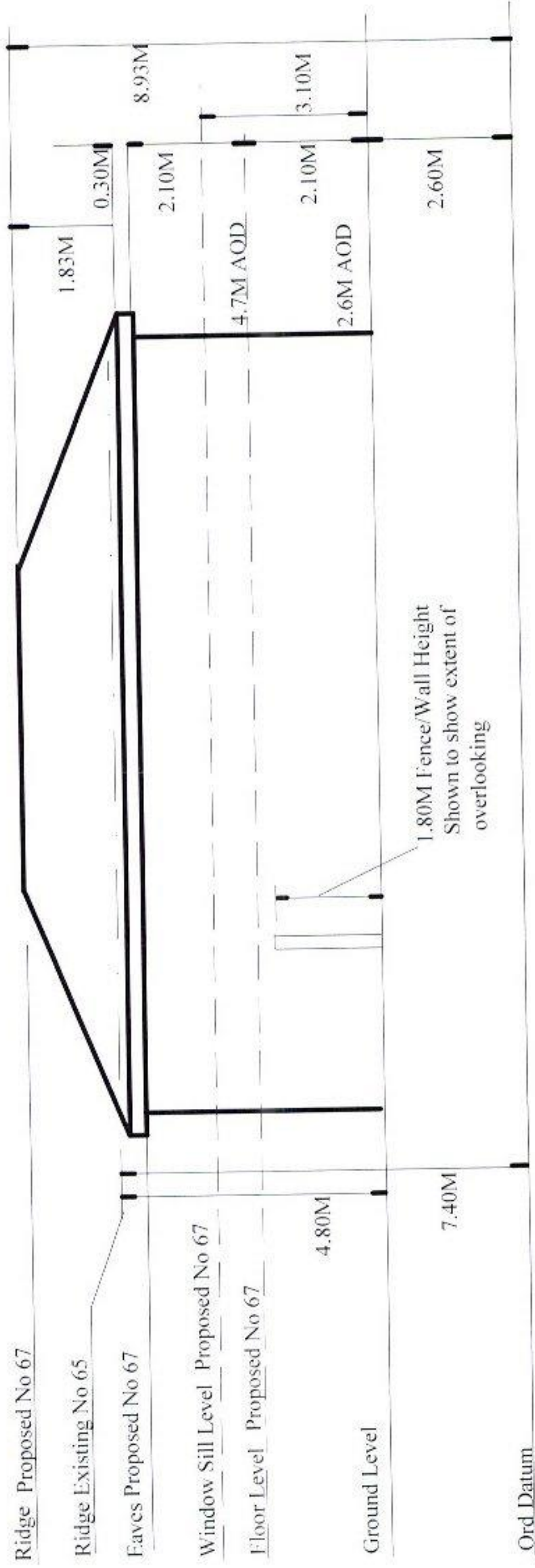
The ground level elevation as quoted on the applicant's plans is 3.50M above Ordnance Datum. It is not clear where this figure originates from, but still shows the windowsill level well above the height of all boundary fences and walls emphasising the all round loss of privacy.

The height of the ridge of No65 is stated as being 8.31M AOD. This is in fact 7.5M AOD. as physically measured. Considerably less than the 9.0M as proposed for No 67.



Appendix 1

Sheet 2



This view shows a profile for the North and South elevations of the proposed No 67

The problem with overlooking and consequent loss of privacy is clearly shown

Whilst every attempt has been made to keep our considerations within the guidelines as outlined in your notice to us, it is noticeable that in the last two editions of "Serving You" there are two grounds for refusal quoted.

"Inadequate garden space remaining".

"Unacceptable impact on neighbouring properties"

We feel that both these considerations are relevant to our case, but are not sure which category they are applicable to.



Public Service Plaza
Civic Centre Rd
Havant
Hants PO9 2AX

B. Quinton



HBC Ref APP/16/00714
Planning Dept.
Attention Mrs D Haywood

1st August 2016

Dear Mrs Haywood

As basically, the revised application only differs from the original by virtue of being nearer correct drawing wise, I request that the original considerations, as submitted regarding Ref APP/16/00195 should be taken into account when you consider your decision.

There are still issues I have with the accuracy and quality of the drawings but I will elaborate the relevant ones in an attached document.

Yours faithfully

B Quinton

Copies

Mrs B Atkins

65 Southwood Rd

Mr and Mrs A Forrester

67a Southwood Rd

