[redacted]

HAVANT BOROUGH COUNCIL
21 MAY 2026
RECEIVED

18 May 2026

Havant Borough Council
Public Service Plaza
Havant PO9 2AX

Planning Application Number: APP/26/00180
Planning Portal Reference: PP-14667164

Dear Sir/ Madam

I write with regard to the Planning Application and Proposal submitted to you from the house owner Sonja Jones of 45 Hulbert Road PO9 3TA.

I write on my behalf, and that of my neighbours at [redacted] with their permission and support.

The proposal relates to the demolition of an existing outbuilding and construction of (1 No) two bedroom bungalow and garden office annex with associated car parking for two cars at 45 Hulbert Road, PO9 3TA.

Please Note:

This response to your letter requesting comments and views, is thus the shared response from the following people.

1. [redacted]
2.
3.

Before addressing your list of planning considerations, we wish to share with you our concerns related to the culvert identified some years ago at 45 Hulbert Road PO9 3TA.

Culvert issues:

- **Following a successful appeal by Sonja Jones in 2012/2013 for a similar proposal, the building work commenced but abruptly concluded.**

- PDP Architecture LLP, in its Proposal Development 2026 noted, *"However in preparation for constructing that proposal (2012/2013), an underground culvert was discovered which had not shown up on utilities searches. Investigations into whether the culvert could be diverted or built over proved unviable and following discussions with Havant Borough Council's planning department a revised application for a smaller bungalow dwelling sited adjacent to, but not over the culvert was submitted in July 2016 and approved in September 2016. However, this permission has since lapsed."*

- [redacted]

- The above statement is evidenced by Sonja Jones commissioning the development of a new planning application in 2026. The new plan depicts the **supposed** route of the culvert and its easement which just misses the edge of the proposed new development! The **supposed route of the culvert and its easement** are illustrated by two blue dotted lines. One part of the culvert's supposed route (through the garden of 47, Hulbert Road) indicates that the culvert passes under a major tree. This is not possible.

- **The owners of 43 Hulbert Road [redacted] have an access chamber in their back garden, it is clearly a freshwater culvert, and it is currently blocked.**

- An internet search reveals no evidence of the existence or route of the culvert hence the following question.

- **What evidence have the developers used to imply the route of the culvert on the latest 2026 plans?**

- The planning application states that *"the proposed new structure is not within 20 metres of a water course"*. If the culvert is carrying water, then this is patently untrue.

- **Unless** the developers are able to provide irrefutable evidence of the route of the culvert, their view of the direction of the culvert is **pure conjecture.**

- If no definitive data exists concerning the the route of the culvert, it is our considered view that steps should be taken, **(before the planning application is considered)** to define the route of the culvert. An investigation into the route of the culvert also needs to research the following:

- **What was the original purpose of the culvert?**

- **What was the culvert designed to carry?**
- **What (as noted above) is its accurately defined path?**
- **Is it still in use?**
- **How are the developers demonstrating adherence to the Environment Agency Guidance? (Riparian Ownership: A basic guide to owning and managing a watercourse (2022), and, Your Watercourse: Rights and Roles 2024)**
- **<u>The Garden Room/ Office</u>**

Clearly, the responses to the above questions will impact the plans for the development of the proposed bungalow. Additionally, further thought needs to be directed to the proposed development of a **garden room/office** at the far end of the site which proposes to include a kitchen and toilet suite.

- Any waste water drainage from this garden room/office, would have to pass across the culvert **(as the developers /architect have currently drawn it)**. How does this proposal meet the Environment Agency and Local Flooding Authority policy requirements?
- Bearing in mind that sewage waste pipe routing has to maintain a constant fall to the mains sewage, this may be extremely difficult to accommodate. It may indeed not be feasible.
- **<u>Surface Water Drainage</u>**
- *"There is an existing culvert running beneath the site so this could potentially be utilised for surface water disposal, but if not there is ample room on site to install a new soak-away".* Andrew Cleaves. 5.5.1 Arboricultural Impact Assessment.
- Notwithstanding the repeatedly noted lack of knowledge concerning the route of the culvert, it also needs to be noted that surface water and roof drainage are not permitted to flow into any culvert, without the specific permission of the Environment Agency.
- Additionally current legislation prohibits the drainage of surface water and roof drainage into the mains sewage. The original sewage pipe along the length of Hulbert Road is a 9" diameter pipe.

<u>The next part of this letter expresses the objections and concerns of the three families noted above.</u>

- **Additional sewage load affecting 41 and 41A Hulbert Road**

- For the two houses at 41, and 41A Hulbert Road there are particular problems with sewage flow. 41 Hulbert Road is particularly affected by rising sewage into their house and along the shared driveway. It is particularly apparent when it has rained hard, or for long periods of time. Faeces and toilet paper enter the house and similarly are to be found in the drive.

- Our particular section of sewage pipe which passes from 41 to 45 Hulbert Road, has very little fall, thus flow is affected. The additional sewage load from the proposed new bungalow, and the garden/office room is extremely worrying.

- **The residents of [redacted] Road strongly object to the planned addition of a 2 bedroom bungalow and garden room/office in the back garden of 45 Hulbert Road, on the grounds of the additional sewage load. The existing mains sewage capacity is already inadequate**

- **Impact on Living Conditions relating to 43 Hulbert Road**

- The proposal includes the demolition of the existing garage to the side of 43 Hulbert Road and the creation of two tandem parking spaces for the proposed dwelling in its place, along and adjoining the boundary with No 43. The owners of [redacted] are very concerned that the use of these open parking spaces will result in unacceptable levels of noise nuisance that will be harmful to the residential amenities at both 43 and 45 Hulbert Road.

- The front garden of No. 45 floods when it rains. The flood water from No.45 occasionally causes the front garden of No.43 to flood. The grass at No.45 currently helps to absorb some of the flood water. There is concern that tarmacking the garden of no.45 to provide parking for 5 cars will inevitably cause more flooding of the front garden of No. 43.

- [redacted] Hulbert Road are very concerned that the removal of the existing garage will open up the space to the side of [redacted] leaving it exposed to views and therefore vulnerable. The loss of the garage will also incur decreased privacy from the side facing windows of 45, Hulbert Road. The security of [redacted] Hulbert Road will inevitably suffer at a time when random crime on vulnerable dwellings is on the increase

- Having two new tandem parking spaces adjacent to [redacted] Hulbert Road will inevitably increase noise and car exhaust pollution levels, this will be particularly evident when cars need to be shuffled, reversed and moved in a relatively small space. This directly impacts N[redacted] t cannot be denied that

the increase in fumes from a further two cars will impact the health of all who live so close to them.

- Additionally, the exit from No. 45 onto the main Hulbert Road which is a challenging process already, will be more frequently experienced by more cars. For pedestrians it will require more vigilance when passing in front of No. 45.
- The new 2026 plans indicate the provision of a pathway from the front of 45 Hulbert Road, parallel to the boundary of No.43 Hulbert Road and parallel to the boundary of 41A Hulbert Road. There are concerns from all of us impacted by this new pathway about noise pollution and light pollution.
- **Issues relating to 41A Hulbert Road**
- The felling of two beautiful and healthy ash trees will be a great loss to the privacy and landscape of No 41A Hulbert Road. This is indeed true for all properties that overlook the back gardens in this part of Hulbert Road.
- The purpose and use of the Garden Room/Office creates many worries about its potential future use.
- The residents of [redacted] are concerned that the height and pitch of the proposed new bungalow roof will exceed the height of the current garden outbuilding and therefore be intrusive in its new and much closer proximity to the boundary with [redacted] It is a big building and concerns relate to being overlooked and overpowered by its size, noise and light pollution.

Summary

In summary, we are asking that the current planning application is delayed until there is clear and irrefutable evidence concerning the route of the culvert which passes through both No. 45 and 43 Hulbert Road.

Guessing the route of the culvert could be extremely costly to Sonja Jones.

It is also particularly important to have clarity about the route of the culvert as the access chamber in the garden of no.43 is only 1 foot away from flooding, which implies a downstream blockage.

Yours sincerely

[redacted]

[redacted]

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