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Planning Department
Public Service Plaza
Civic Centre Road
Havant
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Our ref: 6492

Sent by email: planning.development@havant.gov.uk

Dear Selina

Planning Application Reference: APP/25/00936 – Proposed Dwelling
Town and Country Planning Act 1990 (as amended)

We (Bell Cornwell LLP) write on behalf of our Client, [redacted], to comment on the amended design of the above proposals for the erection of a 2-storey detached dwelling within the existing garden of 4 South Close, Havant, PO9 2TD.

[redacted] continue **to object** to the Proposed Development.

The changes can be summarised as below:

- Amendment to orientation of the building to no longer run parallel with the boundary immediately adjacent to no 4 South Close;
- Amendment to design to propose a single storey dwelling (from a 2-storey dwelling);
- Amendment to design to propose a 2-bedroom, 3-person bungalow (from 3-bedroom, 6-person dwelling).

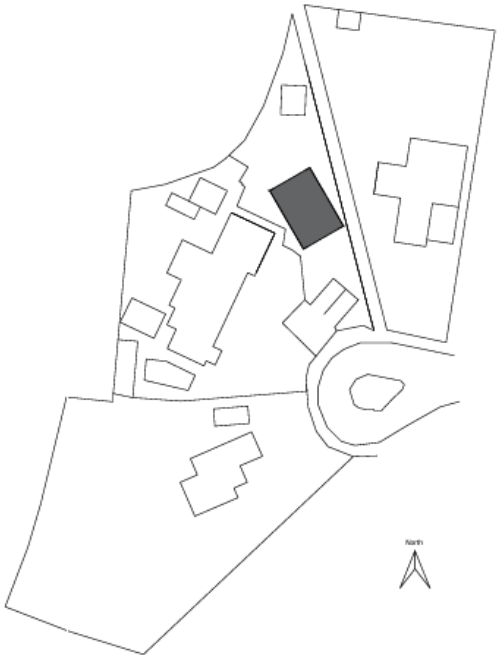
Character and Appearance

Policy CS16 of the Core Strategy states that ***all development should use the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors.*** The Design SPD echoes the same sentiment.

The proposed design amendments would result in a building that would cover a larger portion of the existing plot of greater depth and width. Bungalows are fundamentally at odds with the prevailing character, which is further evidence of the proposed overdevelopment of the site.

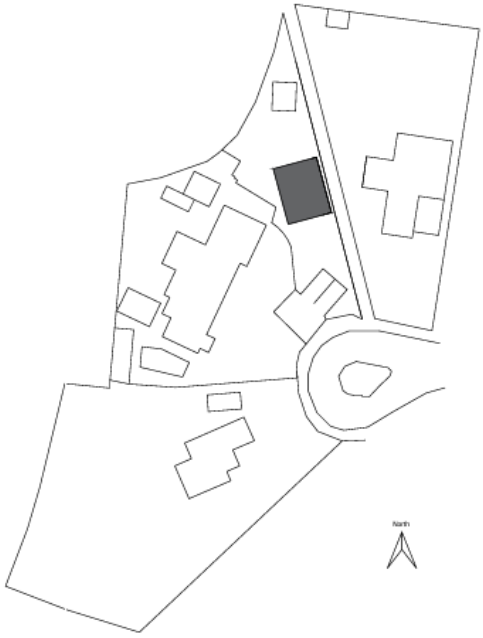
[redacted]

The comparative site plans are set out below. It's clear that the amended design results in an even larger building footprint which reduces the amount of usable garden space and separation between the buildings.



Site Plan 1:500

As Now Proposed



Site Plan 1:500

As Originally Submitted

The proposed materiality of the scheme provides further evidence of the odd and awkward nature of the dwelling, comprising a building of limited design articulation and gable roof which is again at odds with the surrounding character.

It remains the case that the erection of an additional dwelling at this location is unacceptable in principle. The proposed building continues to sit awkwardly within its context, resulting in a cramped garden and a property that is located uncomfortably close to the boundaries with the neighbouring properties. The amended design exacerbates this concern, proposing a dwelling that covers an even greater expanse of the site with a material worsening of the proposed design.

The development results in a building that sits awkwardly within its context, resulting in a cramped garden and a property that is located uncomfortably close to the boundaries with the neighbouring properties. This fails to comply with Policy CS16, resulting in a cramped arrangement that does not reflect the character of the surrounding area.

Impact on Amenity of Neighbourhood

Part 1e) of Policy CS16 requires that ***all new development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking***.

Whilst attempts have been made to reduce the height, bulk and massing of the dwelling, it remains the concern of [redacted] that the increased footprint of the single storey dwelling will create an even deeper amount of built form [redacted].

There is similarly concern that the Applicant may seek to propose accommodation within the roof in the future to secure the additional accommodation, which is of significant concern that would cause irrevocable harm to the amenity of [redacted] in terms of overlooking, loss of daylight and sunlight and visual amenity.

The amended scheme continues to result in unacceptable harm to amenity which fails to comply with Policy CS16.

Quality of Accommodation

Through amending the design to a single storey dwelling, the proposed dwelling now comprises a single storey dwelling with a north / south aspect. This would result in a poor quality of accommodation for future occupiers. Indeed, the primary living spaces (being the living dining space & "bedroom 1" would be reliant on windows and doors with a north facing aspect which would cause dark rooms of poor quality.

In the absence of any dimensions on the amended plans, [redacted] cannot comment on whether the proposed dwelling meets the necessary spaces standards. Moreover, the quality and usability of the garden space has now been reduced further, with the space reliant on awkward parts of the site around the dwelling.

Overall, the development will result in a poor quality of accommodation for future occupiers.

Car Parking / Site Access

The Havant Parking SPD requires sufficient space to be provided for residential car parking with sufficient turning facilities.

The amended design presents no change to the proposed car parking arrangement. Accordingly, [redacted] previous concerns remain.

The access for the dwelling is to be shared with the existing access afforded to No. 4 South Close. Similarly, the car parking arrangement is located immediately next to the entrance of No. 4 and again relies on shared access, with the two car parking spaces requiring users to reverse out onto the shared access.

This will result in an odd relationship which is likely to cause issues with access and egress of vehicles, with vehicles needing to queue on the Close if both neighbours were trying to leave or enter their property at the same time. This is considered to fail to provide a satisfactory car parking and access arrangement, in discordance with the requirements of the Parking SPD.

Summary

The proposed development clearly remains an overdevelopment of the existing plot, resulting in a cramped site layout that will cause harm to the character of the area and amenity of neighbouring properties, in particular our Client [redacted] Accordingly, the Development fails to comply with Policy CS16 of The Core Strategy, the Design Guide SPD and the Parking SPD.

Significant harm has been identified, and it is considered that the amended design has not overcome this concern. It should be refused.

Yours Sincerely,

BELL CORNWELL LLP
[redacted]
BA(Hons) MSc MRTPI
Principal Planner
[redacted]