

From: [REDACTED]
Subject: Plan
Date: 21 Sep 2026 at 09:41:14
To: [REDACTED]

PLANNING OBJECTION

Planning Application: APP/26/00585

Proposal: Proposed dwelling to the rear of No. 40 Jubilee Road, Waterloooville

Objector: [REDACTED]

Dear Planning Officer,

I wish to object to the proposed dwelling to the rear of No. 40 Jubilee Road.

My concerns relate particularly to the potential effects of the proposal on highway safety, parking, vehicle manoeuvring, access to [REDACTED], drainage, residential amenity, construction disturbance, landscaping, ecology and the cumulative impact of development already undertaken at No. 40.

I would be grateful if the Council could consider these matters carefully and, where appropriate, require further information or suitable conditions before determining the application.

1. Parking Capacity and Highway Safety

Jubilee Road already experiences significant parking pressure. Vehicles are regularly parked along the road and, on occasions, on or partly across pavements, reducing available carriageway and pedestrian space.

See photograph 1 and 2

The proposed three-bedroom dwelling would generate additional resident, visitor, delivery and servicing trips.

I therefore ask that parking demand is considered in the context of the existing conditions on Jubilee Road, rather than solely the spaces shown within the application site.

In particular, the Council should consider:

- the existing vehicles associated with No. 40;
- vehicles associated with the cleaning and roofing-related activities;
- the likely parking demand from the proposed three-bedroom dwelling;
- visitor and delivery parking; and

- how the parking arrangement would operate when all vehicles are present.

2. Vehicle Manoeuvring and Turning

The plans appear to show parking spaces and a turning area. However, I am concerned about whether this arrangement would work safely under realistic full occupation.

The site is already used by large Transit vans, private vehicles and, at times, workers' vehicles. The proposed dwelling would introduce additional vehicles.

See photograph 3,4,5,&6

If all the vehicles are present, there appears to be limited space for vehicles to manoeuvre freely. I am concerned that vehicles may potentially need to reverse towards, across or onto the access or Jubilee Road if they cannot turn within the site.

Given the existing parking pressure and pedestrian restrictions on Jubilee Road, I ask that the Council satisfies itself that vehicles can safely enter, manoeuvre and leave the site without creating a highway-safety concern.

3. [REDACTED]
[REDACTED] access from Jubilee Road.

There is an important accessibility issue concerning [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] therefore needs to remain [REDACTED]
[REDACTED]

I ask that the additional vehicle movements, parking and deliveries associated with the proposed development are considered carefully to ensure that access [REDACTED] remains safe and unobstructed.

See photograph: 7a and 7 b

4. Condition of the [REDACTED]

The existing [REDACTED] have already experienced damage. This may have resulted from the level of heavy vehicle movements associated with previous building works and the ongoing use of the access by large Transit vans.

The proposed dwelling would increase vehicle movements in this area.

I ask that consideration is given to [REDACTED] and [REDACTED] are suitable for the additional use and how they would be protected from further damage during construction and occupation.

The Council may also wish to consider a condition survey before construction begins, with appropriate arrangements for repairing any damage attributable to the development.

See photograph 8

5. Existing Cleaning Business and Commercial Vehicles

No. 40 is not used solely as a private residence. The occupier runs a cleaning business from the property, and there is also an association with a roofing business.

Large Transit vans, private vehicles and workers' vehicles are already associated with these activities.

The proposed dwelling therefore needs to be considered alongside the existing commercial and residential activity rather than as an isolated new dwelling.

The two parking spaces shown for the proposed dwelling should be considered in the context of the overall number of vehicles using the site, including the existing commercial vehicles.

6. Van Cleaning and Wastewater

See photograph 9

There is also a practical concern arising from the existing cleaning business.

The Transit vans are regularly cleaned out at night. Significant quantities of water can come off the driveway and run down the road and, on occasions, this has effectively created a stream of water running towards properties lower

down the hill.

The plans show designated parking spaces for the Transit vans immediately in front of the proposed dwelling. This raises the question of how the existing cleaning activity will operate if the vans are parked in these spaces.

I would therefore ask the Council to establish:

- where the commercial vans will be cleaned;
- how wastewater will be collected;
- how dirty water and cleaning products will be prevented from entering surface-water drainage;
- how water will be prevented from running across the access or highway; and
- how neighbouring properties, [REDACTED] will be protected.

Appropriate arrangements should be in place to ensure that wastewater from the cleaning business is properly contained.

7. Pedestrian and Highway Safety

Jubilee Road already experiences parking pressure, including vehicles parking on or partly obstructing pavements. [REDACTED] are already forced to use the road as passage on pavements are blocked .

See photograph 10

Additional vehicle movements, deliveries and parking could further restrict pedestrian space and increase interaction between vehicles, pedestrians and [REDACTED]

This is of particular concern around the [REDACTED] and [REDACTED] where vehicles entering and leaving the properties interact with pedestrians using the pavement.

I ask that the highway implications of the additional traffic are carefully assessed, including visibility, manoeuvring arrangements and pedestrian safety.

See photograph

8. Loss of Natural Light and Outlook

Development already undertaken at No. 40 [REDACTED]
[REDACTED]

It has also affected [REDACTED]
[REDACTED]

Photograph 11A, 11B , 11C

The proposed dwelling would introduce further [REDACTED]
[REDACTED]

I therefore ask that the effect on daylight, outlook and the sense of openness is properly assessed, taking into account the development already undertaken.

9. [REDACTED]

The proposed dwelling would introduce additional accommodation close to the rear of neighbouring properties.

[REDACTED]
[REDACTED]
I ask that the proposed height, position, [REDACTED]
[REDACTED]

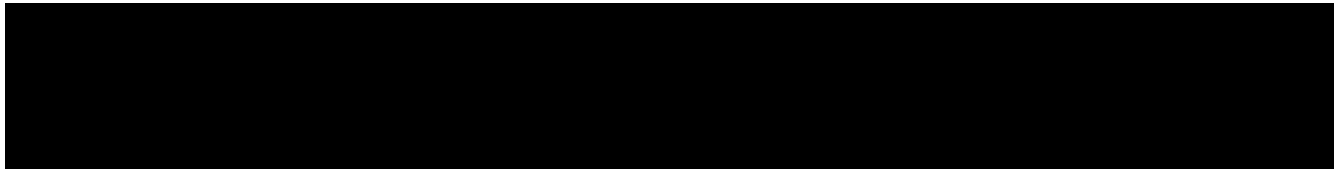
amenity is protected.

10. [REDACTED]
[REDACTED]

Photograph 12
[REDACTED]
[REDACTED]
[REDACTED]

See photograph

11. Ecology and Established Garden Environment



The removal of vegetation and further development could reduce this habitat and cause disturbance during construction.

I ask that the ecological implications of the proposal are properly considered and that appropriate mitigation and replacement planting are provided where necessary.

Photograph 13

12. Construction Traffic and Disturbance

Construction of the proposed dwelling would generate additional construction traffic, deliveries, plant, noise, dust and general activity.

No. 40 has already experienced significant building activity, including heavy vehicle movements, deliveries, noise and disruption, which has affected neighbouring properties and the access.

Given the restricted nature of the access and existing parking pressures on Jubilee Road, I am concerned about how construction vehicles and deliveries would be accommodated 



Photograph 14

If permission is granted, I ask that an appropriate construction management plan is required, including measures covering:

- construction vehicle movements;
- delivery arrangements;
- contractor parking;
- working hours;

- noise and dust control;
- storage of materials;

- waste removal; and
- continuous safe access to neighbouring properties.

13. Air-Source Heat Pump

I ask that potential noise and disturbance are properly assessed, particularly in relation to operation.

Appropriate acoustic measures should be incorporated if necessary.

14. Cumulative Impact

I respectfully ask that the application is considered in the context of the existing conditions at No. 40 and the development that has already taken place, rather than considering the proposed dwelling in isolation.

The existing commercial activity, large Transit vans, parking pressure, previous construction works,

Road.

The cumulative effects on:

- highway safety;
- parking and vehicle manoeuvring;

- drainage;
- natural light and outlook;

- 
- ecology; and
 - residential amenity

should therefore be carefully considered.

Conclusion

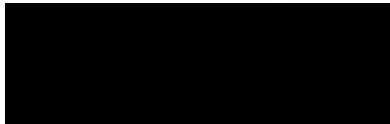
I appreciate that the Council has to consider the proposal on its planning merits, and I hope that the concerns raised above can be properly assessed.

In particular, I ask the Council to ensure that the application satisfactorily addresses the practical parking and manoeuvring arrangements, existing commercial vehicle activity,  drainage and wastewater, construction traffic and disturbance, residential amenity,  and the cumulative impact of the development.

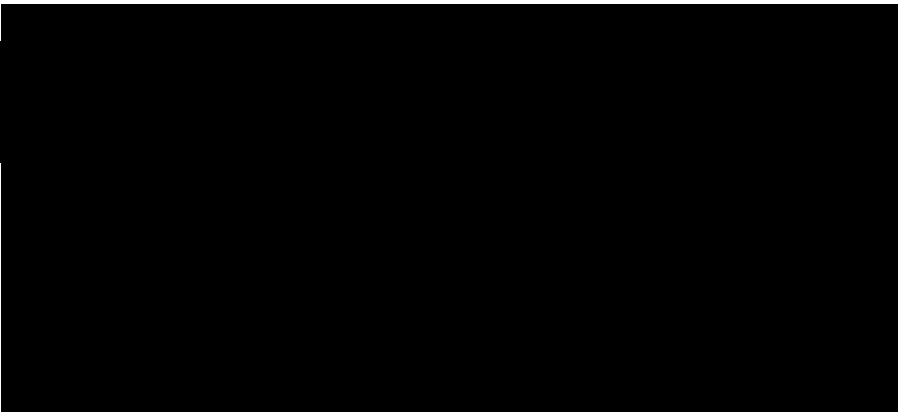
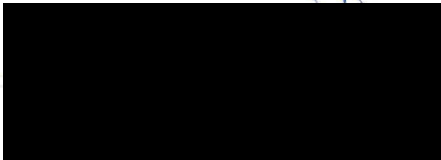
If these matters cannot be satisfactorily addressed, I respectfully ask the Council to consider whether the proposal is appropriate in its current form.

Thank you for taking the time to consider my objection.

Yours faithfully,



Sent from my iPhone





photograph 1
[redacted] to use
already needs to be parked
and as cars are parked
on pavement



Photograph 2.
Cars use Pavement
Blind spot for

Photograph 5



[REDACTED]

[The page contains a large, faint, and mostly illegible watermark or bleed-through from the reverse side. The text is mirrored and difficult to decipher, but appears to be a formal document or letter.]

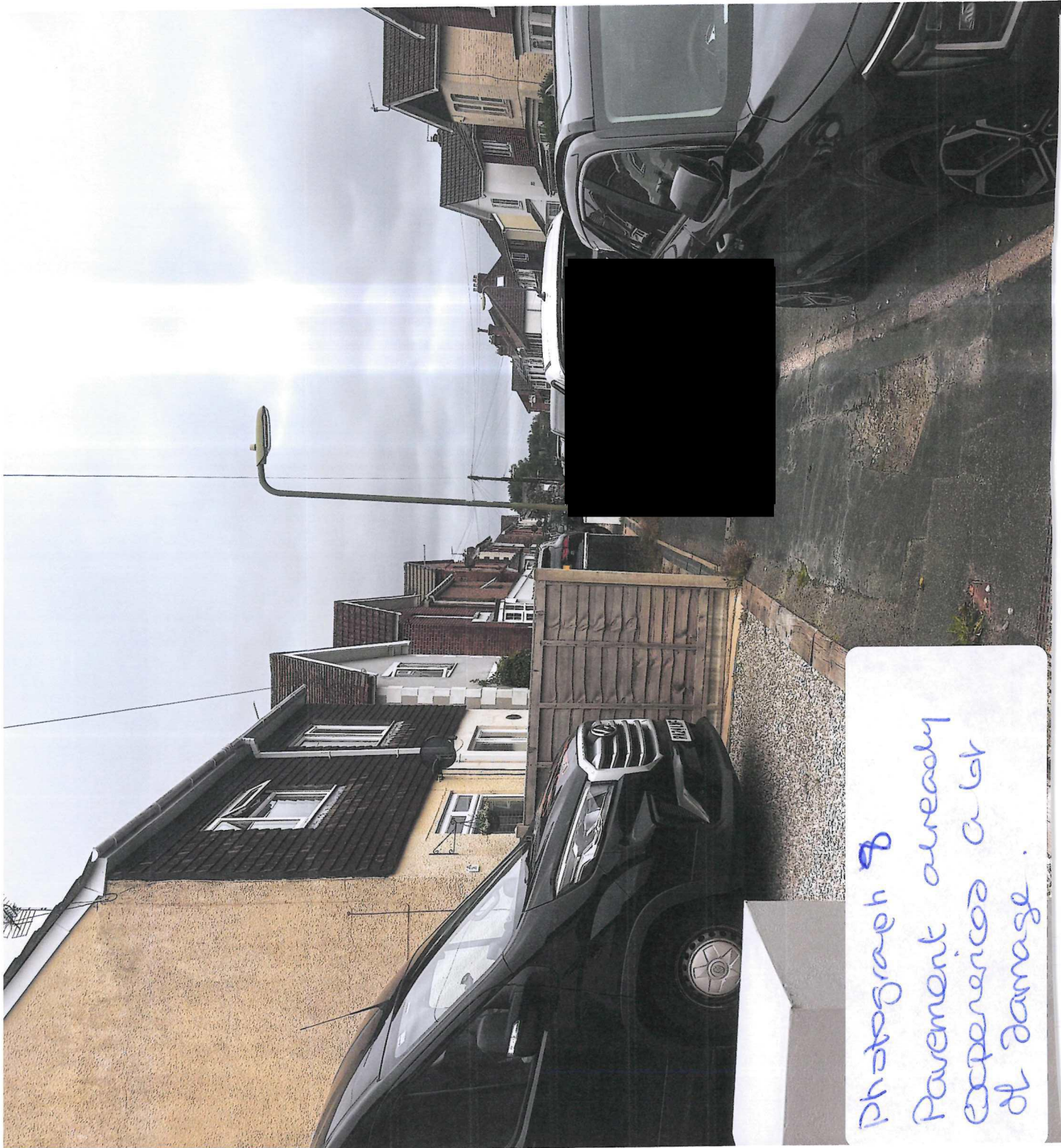


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[REDACTED] dangerous
as vans cause blind
spots.



Photograph of
Pavement already
experiences a lot
of damage.

Photosynth 9.16





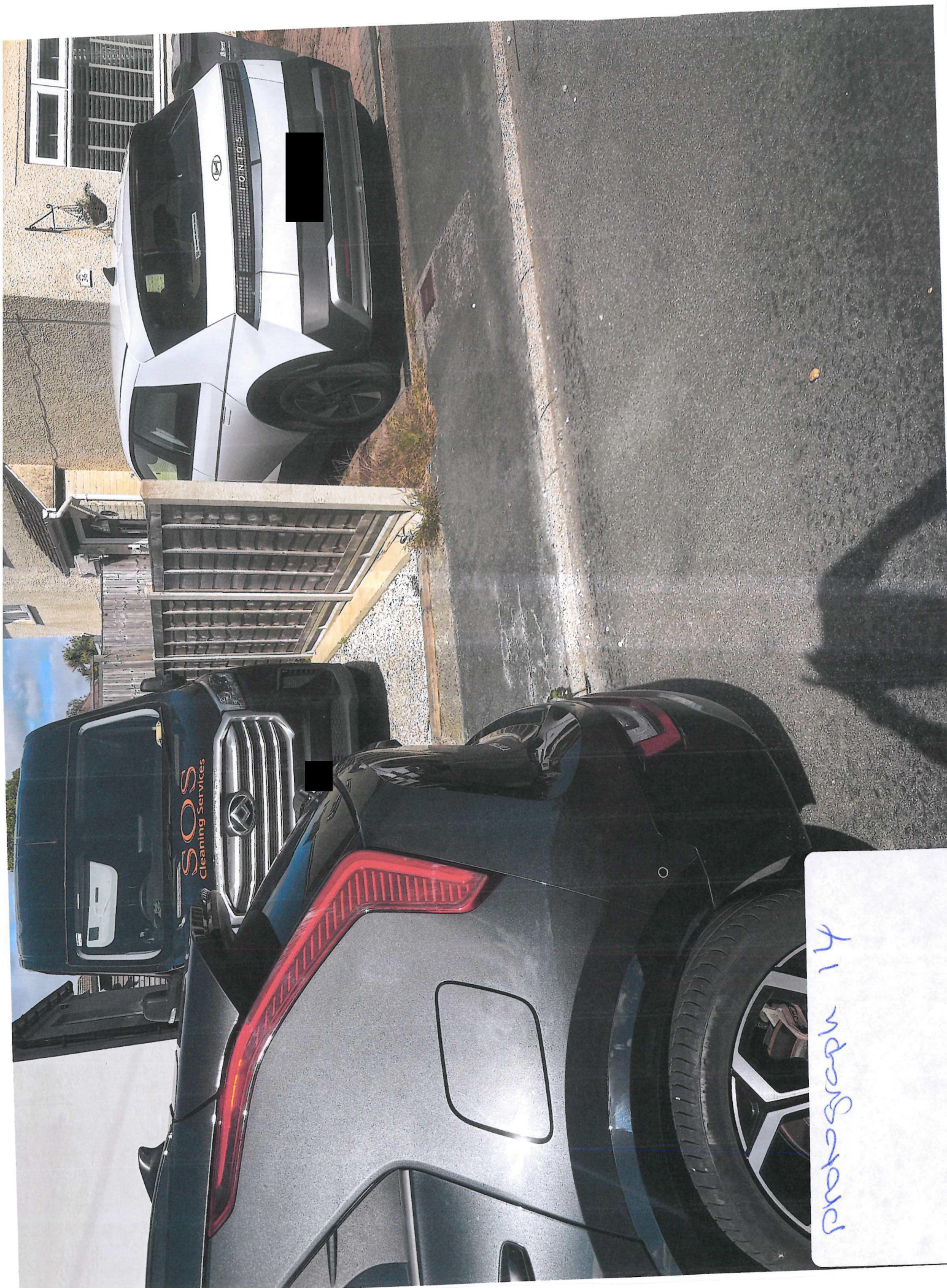
Photograph 10

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques. The third part of the paper presents the results of the study, and the fourth part discusses the implications of the findings.

The study was conducted using a quantitative research design. Data was collected from a sample of 100 participants. The data was then analyzed using statistical software. The results of the study show that there is a significant relationship between the variables studied.

The findings of the study have several implications. First, they suggest that the research is important and that it should be continued. Second, they suggest that the research has practical applications. Finally, they suggest that the research has theoretical implications.

In conclusion, the study has shown that there is a significant relationship between the variables studied. The findings have several implications, including the need for further research, practical applications, and theoretical implications.



Photograph 14

