

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
21 January 2021

I am now able to enclose, for consideration by the Development Management Committee on 21 January 2021 , the following deputation submitted by Councillr Lloyd in relation to Item 5(1) on the agenda.

Agenda No Item

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|-------------|--|--------------|
| 5(1) | APP/20/00696 - 162 Stakes Hill Road, Waterlooville, PO7 7BS | 1 - 2 |
| | Proposal: Sub-division of existing house to form 1No. 2bed and 2No. 1bed apartments and erection of a two storey side extension to form 2No. 2bed apartments with provision of car and cycle parking and bin storage. (Revised). | |

[Additional Information](#)

Site Briefing held on 3rd December 2020

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APP/20/00696 162 Stakes Hill Road, Waterlooville

Hello Members

This application is to overdevelop the site. It is not in keeping with the style of the surrounding residential dwellings. Access and particularly egress is difficult as it is onto the closed end of a cul de sac. If you look at Appendices A and B, you can see part of the road has a right angle, and part has an inset curve.

I can assure members that there are often vehicles parked on the road outside this site where the footpath emerges but at school drop-off and pick-up times, there are *always* vehicles even on the double yellow lines, sometimes double-parked.

Why is this? It is because opposite the site, on Stakes Hill Road are three schools. There are 8 schools in Stakes in total, but a concentration of students totalling 2,618 between Oaklands secondary school, Crookhorn secondary school and St Peter's Primary school is situated in Stakes Hill Road. Every school day, twice a day, it's mayhem with drivers trying to find places to park to drop off and pick up their children who then either walk along the footpath to the crossing or who are taken by their accompanying adult to dodge the traffic on this main arterial road, to go into their school.

The residents of Durham Gardens consistently have to put up with vehicles on the verges outside their homes, often across their driveways and I have even been called to intervene when one driver actually parked on a resident's property for just 5 minutes as she said, while she saw her child across the road and into school.

We all know the problems of living adjacent to a school. But this is even worse than others we have in the Stakes ward, and they are all bad. I have engaged with the schools in Stakes Hill Road meeting with them and hearing their side of the story; and believe me they constantly send home messages in school bags about not parking inconsiderately and dangerously in residential streets.

This may not be a material cause in planning. BUT, as fellow residents of the borough, surely you can see that overdevelopment of this site, in this location, will only add more problems for the existing residents and in turn our civil enforcement officers. Adding 8 bedrooms to this site could easily bring a further 10 plus vehicles plus visitors to all five flats. There are only 7 spaces provided and while that may comply with Havant's car parking space rule, there is no way

this is going to be adequate or safe for this overdevelopment at this site. There is no space for overspill parking in Durham Gardens or further up the hill outside dwellings on Stakes Hill Road. Already, vehicles permanently park on the pavement which are ignored by the police because there is no other road space on which they can park.

Turning to the safety aspect: allowing for 5 dwellings on this site adjacent to the footpath, where more vehicles than is usual for one dwelling house, is unsafe. The footpath emerges at the entrance to the site, which may well be widened but there are constantly school children walking and cycling through, plus people regularly use it to walk to and more worryingly from the pub, as it is very much a 'local'.

I note Highways has raised no objection. In theory the number of car parking spaces and the introduction of visibility splays at the entrance may tick the requirement boxes, but that does not mean this plan is going to work in terms of parking spaces, access to the site, amenity for the residents already living there and safety for those who regularly use the footpath.

This area is well established and in fact the house on the site was likely built around 1897. As a consequence of the nature of this area, there are some significant trees surrounding and within the site with two subject to Tree Preservation Orders. I note the Arboriculturist, while not having any objections makes comments and pleas for conditions on page 8 to protect the trees, before and during the build if you are mindful to approve this application to overdevelop the site out of keeping with its surrounding residential dwellings.

Stakes is an area of 254 hectares supporting 10,500 people, making that an average density of 41.3 people per hectare compared to say Emsworth at 19.7 per hectare and even Leigh Park excluding Havant Thicket's 160 hectares, their density is below that of Stakes at 38.2.

This site is on the perimeter of Stakes, the old Stakes that contains its history, where there are some buildings with authentic character features like flint frontages. In this tiny area of an otherwise jam-packed ward, please do not permit this application, which is not in keeping with the surrounding homes, is an overdevelopment of the site and will cause even more loss of amenity and increased distress, to the Council tax paying residents living there already. I urge you please to refuse this planning application. Thank you for listening.