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## HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 14 September 2023

Present

Councillor: Keast (Chairman)

Councillors: Patrick (Vice-Chairman), Linger, Rason and Weeks

Officers: Ernest Lam, Democratic Services Officer  
Lesley Wells, Principal Planning Officer

### 42 Apologies

Apologies for absence were received from Councillor Coates.

### 43 Declarations of Interests

There were no declarations of interests relating to matters on the agenda.

### 44 APP/23/00215 - The Gable, 32 Fishery Lane, Hayling Island, PO11 9NR

Proposal: Replacement of existing gates with 1.8m high timber gates and extension of associated brick piers.

The site was viewed at the request of a ward member that this application be determined by the Planning Committee.

The Working Party received a report by the Executive Head of Place.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Planning Committee.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided to the Planning Committee.

### 45 APP/23/00112 - Dale Lodge, 172 The Dale, Waterlooville, PO7 5JE

Proposal: Erection of 1No. dwelling with 2No. car parking spaces, cycle & bin storage.

The site was viewed at the request of a ward member that this application be determined by the Planning Committee.

The Working Party received a report by the Executive Head of Place.

The Working Party was accompanied around the site by the applicant's agent, who was available to answer any factual or technical questions.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Planning Committee.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Planning Committee:

- (a) The possibility of utilizing semi-mature trees instead of saplings as replacement trees

**The meeting commenced at 1.10 pm and concluded at 2.50 pm**

.....  
**Chairman**

# Agenda Item 5(a)

To whom it may concern

When reviewing the planning submission made, as well as looking at the policy and legal elements, I would like to urge the committee to consider all the history, people's views, comments and objections as per the planning portal and see how much we (as a neighbourhood) have suffered over the years. Personally, I do feel that everyone has a right to make changes to their property, but not like this, it's extremely out of character for the street scene and will set a precedent which cannot then have the clocks turned back.

In addition to those comments and objections, I would like to draw the below to your attention;

The chestnut tree should be replanted with a TPO and give us all back our happiness in our homes. When the TPO was lifted off chestnut tree then our life's changed. Development plans, council letter started rolling in. Firstly a house was tried to be built 32 Fishery Lane, then planning for a second house in the driveway and now 1.8 metre gates.

██████ at ██████ if the installation of the gates goes ahead will have her right of access taken away. It's not acceptable.

We, as a family, live in a large building with a flat roof. Which I am sure you can imagine requires for the guttering to be cleaned out every year to prevent the water causing damage to my property and also for it spilling out and over to my neighbours land. If the gates go ahead, I will no longer be able to access that side of my property to do this and other maintenance works. This along with a 1.8m feature alongside the gates (otherwise the height of the gate is pointless, as access could be gained around the sides unless they match the height of the gates) will prevent me making any future alterations to the side of my home.

If the installation of the security gates goes ahead this will block my kitchen window of sunlight/natural light and a view to the local green. It will also be a hinderance for my driveway. We will find it hard to use our light commercial vehicles for access. We are also concerned for our privacy rights. Would you want delivery drivers or visitors looking directly into your kitchen window whilst waiting for the gates to be opened? Our Kitchen, like for many people is a central hub to our house and above that are bedroom windows. Delivery people and visitors will have no choice but to linger outside our driveway if these security gates are erected whilst they are waiting to be allowed access in to the driveway.

One of the responses in relation to the "amenity value" of the local green which we have benefited for years looking out on to from our kitchen, was that this had "no value". I would challenge this, not only for the fact that this is the only area of green space along this roadway, but with the government focus

on bio-diversity net-gain, surely this has a massive value. We are not afforded the luxury of a large garden, but a courtyard, so that area is our "garden". Additionally, if this were a social housing property and that land space was owned by them, this amenity land would be seen under the People and Community Standard as our "connection to nature". By agreeing to the installation of these security gates you will be removing our connection to nature.

Lastly, [REDACTED] at [REDACTED] is suffering with stage 3 dementia. Please don't pass the gates and block her sunlight and view from her window. She is suffering enough without the extra worry.

Thank you for taking the time to read and consider my points.

Kind regards

Mark Colborne  
[REDACTED]

Havant Borough Council  
Public Services Plaza  
Civic Centre Road  
Havant  
Hants  
PO9 2AX

Re : APP-23-00112 at 172 The Dale, Widley, Hampshire

Dear Planning committee service,

I would like to express my objection and concerns in relation to the planning application submitted for Dale Lodge 172 The Dale Widley PO7 5JE

The proposed location at present has a track access, not a road, to the current property. The access to this track is located on a sharp corner and has yellow lines on both sides of the road to stop any parking along this corner for safety reasons. There is also a school located close to this corner where all roads in the immediate vicinity are congested with cars delivering or collecting school children.

The track itself does not meet the guidelines for access which has been requested of 3.5m and does not have the facility to widen to this width for the length of the whole track. Removal of any trees or bushes along the access track will negatively affect the privacy of homes bordering that track.

I also have concerns as there is no access or turning point available for deliveries or visitors. Large HGV vehicles delivering building materials would not be able to access or park at safely at any point near to any of the proposed access points.

Other tenants and I have already expressed our concern regarding of the flooding at the bottom of our gardens in the Thicket. Our properties are elevated and look down on 172 The Dale. During the wet months there is exceptional flooding at the bottom of all our gardens often lasting for days. If the building application is granted, development of the land would only make this matter worse. There already soak-aways in place which do not help this situation as the water table is so high.

As previously advised, the neighbouring properties are elevated and have down sloping gardens towards 172 The Dale. At present we have a view of greenery landscape of large trees, bushes and shrubbery which attracts many wildlife, it is a pleasant area to live which has a great wildlife which is why we moved to the property. The view from our homes in our elevated back garden would change from green trees to a large brick wall and a window. We would lose established trees, to be replaced with unestablished, small 2-year-old fruit trees. I object these trees being removed and flattened for the sake of a 3-bedroom property which is not needed in the area, built in a front garden of the existing property.

We have had notification that there is another housing estate being built in Scratchface lane nearby within 1 mile, so there is already a large development being built to provide extra housing in the local area, amongst other recent developments. This makes more sense than sacrificing the quality of living for so many people just to build one home for 3 people.

There were many letters of objections raised on the planning web-site, detailing many reasons for objections, I hope all of these are to be reviewed by the planning committee.

Yours sincerely



## **Deputation to Planning Committee – 172 THE DALE, Dale Lodge Widley**

Hello Members,

For those of you who do not know me, I am Cllr Caren Diamond and have been a councillor for Havant borough for 13 years. I have lived in and around Widley and Purbrook all my life, so I have seen it evolve and develop over that time.

This planning application sees an opportunity by the developer who has bought Dale Lodge and refurbished it, to maximise that development by splitting the site and putting a three bedroomed house in the front garden.

### **CAR PARKING SPACE**

The positioning of the space for two vehicles is planned to come off the turning space at the north, closed end of the lane. I would suggest this site is far too far away from the proposed dwelling. I cannot see future occupants carrying shopping or children from those spaces up to the house, especially in bad weather.

A sensible amendment would be if the proposed new dwelling had access across a corner of the drive to Dale Lodge, so vehicles attached to the new house could be parked conveniently alongside the house.

I would ask for a **condition** to make this possible, if you decide to approve this application.

### **ACCESS TO THE SITE**

Access to the site is via a private lane. Four other residents also have access. Adding a further property with its vehicles, will likely be detrimental to the amenity of those users of the lane.

I would add to **R28** that: “the new dwelling would be detrimental to the amenity of the surrounding properties and excessive need to use the single-track lane”

### **BIN STORAGE**

Originally, the bin storage was shown near the house, which is usually where people want them, for easy access when binning their rubbish.

It is now shown to be next to the site of a pedestrian access gate into Widley Gardens.

I would ask for a **condition** that on collection days, the bins should be put on the pavement outside the address of the property, which is on the corner of The Dale, accessed via the private lane.

## PEDESTRIAN ACCESS GATE INTO WIDLEY GARDENS

The residents of Widley Gardens are fearful about this access point being part of the application. The planning officer says that it is “required” by the plan, for the convenience of the future occupants.

I ask, why should the residents of Widley Gardens have to lose their amenity of the security of living in a cul-de-sac, for the convenience of a future occupier of a house?

We all know this could lead to parking from the proposed house even though they would have their own parking spaces accessed via the private lane.

Members, I ask you to consider this and if you are minded to approve, please request **a condition** that the pedestrian gate be removed in perpetuity, and replaced by a fence or wall, clearly showing that Widley Gardens ends, at the closed end of the cul-de-sac, and the property or properties which have access to the private lane are only accessed by that private lane.

The fact that it will be difficult to accommodate further vehicles on site, automatically shows that the “proposed development would be likely to encourage the parking of vehicles on the public highway in The Thicket, The Dale and, given the addition of a footpath to the proposed new house, in the hammer head turn in Widley Gardens.

This would impede turning for residents of Widley Gardens and hamper access for delivery, emergency, waste collection and street cleaning vehicles in this cul-de-sac.

If you decide to approve this Plan, I would also ask for a **condition** that during the build process, all materials and trades people, access the site via the private lane.

## TREES

A summary of Appendices 2 and 3 from the arborist’s report states that apart from three, all trees and hedges are in a good state.

Please note that tree T8, a sycamore, is due to be felled on the applicant’s plan, and in its place a cherry tree is planned to be planted. However, T8 is categorised as being in good order according to the arborist’s assessment.

Tree T8 straddles the boundary between the plot and the neighbouring property at 22 Widley Gardens. The resident of 22 Widley Gardens has maintained the tree for 25 years. It is valued for the critical shade it gives their garden and house during the heat of summer.

It also provides significant habitat for wildlife, especially birds during extreme weather; far more habitat in fact, than a cherry tree would give. Therefore, the mature sycamore should remain, and I would ask for **a condition** to ensure that.

## **SEWER, STANDING WATER AND DRAINAGE**

I would refer Members to an objector's letter relating to the connection of the proposed house to the sewage network, and problems associated with storm overflows from the drain in their garden.

I note Building Control comments:

**'I can advise that there is no public sewer shown on the map of sewers within 3m of the proposed building.'**

I am **unaware** if there has been an update regarding management of wastewater and rainwater.

**A condition** may be required if the drainage is not clearly dealt with in the application, and if Members are minded to approve.

I **recommend refusal** on the following grounds, taken from Havant Borough Council's Design Guide Supplementary Planning Document:

**Section 5.25 says – 'Development of back-land and infill sites should not have an adverse effect on neighbouring properties. Many of these sites are situated amongst existing neighbours and can create an adverse impact'.**

Clearly this proposed 'back-land' development would have an adverse impact on neighbouring properties.

**Section 5.27 says - 'Due to the problems of overlooking, noise and traffic disturbance, loss of amenity, cramping and the adverse impact on local character, successful tandem schemes are difficult to deliver successfully', and**

**Section 5.29 says - 'Combined, rear (or in this case, front) gardens and their landscape provide an attractive street scene and backdrop to dwellings. This is part of the character of an area, which can be lost through back-land development. Therefore, in these instances, back-land development should only be allowed in exceptional circumstances'.**

The 'exceptional circumstances' of this proposed 'back-land' development have not, as far as I can see, been identified.

**Section 5.8 says - 'Back-land development should not have a negative effect on existing character and therefore should avoid development'. I refer R135 and R136.**

Regarding parking for residents and their visitors I refer to **R165** and **R168** reworded to say: "The proposed access to the highway by more vehicles than is current, would likely cause safety issues, especially given the close proximity to the entrance to Purbrook Park school, and parking issues at drop off and pick up times".

Thank you for listening to me on behalf of the residents in my ward who will be affected by this proposal. END

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**Reasons for refusal are as follows using the following Model Reasons:**

**Numbers 28, 133, 135, 136, 165 and 168 all of which can be worded with specific reference to the proposal.**

**Conditions requested:**

1. a condition that on collection days, the bins should be put on the pavement outside the address of the property, which is on the corner on The Dale, accessed via the private lane.
2. a condition to provide parking alongside the new building.
3. a condition that the pedestrian gate be removed in perpetuity, and replaced by a fence or wall, clearly showing that Widley Gardens ends, at the closed end of the cul-de-sac.
4. a condition that the mature sycamore tree in the north corner of the plot be retained.
5. a condition that during the build process, all materials and workers access the site via the private lane.
6. a condition may be required if the drainage is not clearly dealt with in the application.

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1,139 words (including headings)

Planning Services

Havant Borough Council  
Public Services Plaza  
Civic Centre Road  
Havant  
Hants  
PO9 2AX

Dear Committee members

Ref : APP/23/00112 Plan revision - Dale Lodge. 172 The Dale. Widley, Hampshire, PO7 5JE

Summary of objections and concerns (from over 20 letters), highlights major concerns for the adjoining properties and residents.

### **1. Sewer, standing water and drainage**

- The connection to a public sewer is not confirmed (Southern Water ref:DSA000021889). If this connection were not possible, a septic tank would be required. A septic tank discharge into soil that is incapable of absorbing the treated effluent may pass on to adjoining properties during moderate to heavy rainfall.
- There is major concern regarding standing water and already flooding of gardens and land noted in many letters of objection. "There are already sewer/surface water issues within the area, both on the Dale with flooding issues as well as other flooding issues on The Thicket (informed by Mr Gary Hughes - Purbrook ward Councillor). The risk of flooding is not "LOW". Documents available pertaining to the planning applications for the school development approximately ten years ago that clearly states there is a well known issue with flooding and drainage."
- Southern Water stating, 'The Councils Building Control or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development' (their reference DSA000021889). No comments received from Council team.
- Removal of established trees and bushes will worsen an already difficult situation regarding standing water and drainage.

### **2. Proposed site layout, access and services (including Emergency services)**

- Access to the property from the corner of The Thicket is an already dangerous corner, especially when school children are being dropped off or collected. A point that has been noticed by the authority due to the addition of new double yellow lines.
- No safe 'drop-off' area suitable to serve a construction project with insufficient access within a heavily used road network around the entrance.
- Not a suitable access for vehicles up to 32 tones (heavy-side construction traffic such as cement mixers). Insufficient width and insufficient retaining wall to the side of the track.
- Insufficient access and no turning ability as detailed in several consultation documents.

- Increased use of access track during construction along with the following increased residential use will faster degrade the surface and cause issues with surrounding properties.

### **3. Development does not meet Havant Borough Council's 'Design Guide Supplementary Planning Document' ;**

4.37 Core Strategy Policy CS15 Flooding and Erosion Risk, new developments in the Borough are required to ensure that there is no net increase in surface water run of

5.03 It is important that applications for new development consider the impact of the development on existing residents.

5.25 - 'many of these sites are situated amongst existing neighbours and can create an adverse impact. Development of backland and infill sites should not have an adverse effect on neighbouring properties'. Proposed development will have an adverse impact on neighbouring properties.

5.27 - 'Due to the problems of overlooking, noise and traffic disturbance, loss of amenity, cramping and the adverse impact on local character, successful tandem schemes are difficult to deliver successfully'. It does not appear this development could be delivered successfully without major changes to the living environment and the community.

5.29 - 'Combined, rear gardens and their landscape provide an attractive streetscene and backdrop to dwellings. This is part of the character of an area, which can be lost through backland development. Therefore, in these instances, backland development should only be allowed in exceptional circumstances'. No 'exceptional circumstances' have been communicated.

5.31 - 'Routes should usually have a minimum separation distance of 3 metres from the edge of the access road to the edge of the nearest affected house, together with the appropriate boundary treatment to screen the access road from dwellings. In some instances, for example where habitable rooms and windows are closest to the access, this minimum separation distance may need to be greater'. Access routes do not meet these criteria.

5.32 'A private road serving five dwellings or less must take account of the servicing requirements of refuse collection and emergency vehicles' HFSR is to now access from the Widley Gardens. However, the access track entering from the corner of The Thicket is unsuitable access for other emergency services and HGV traffic for the proposed construction.

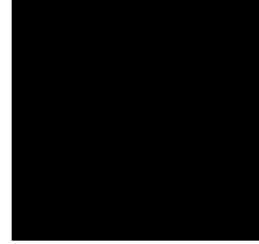
There is also precedent as development planning has previously been declined at this property.

The above comments are a summary of many concerns. There appears to be only one reason for this application to be granted, personal financial gain for a property developer, but there are many reasons that the development will negatively impact the surrounding properties and the residents who will still be living here long after the developer has moved to his next project.

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Planning Services  
Havant Borough Council  
Public Services Plaza  
Civic Centre Road  
Havant  
Hants  
PO9 2AX



19<sup>th</sup> September 2023

Dear Democratic Services Team

**Ref :APP/23/00112 Dale Lodge. 172 The Dale. Widley, Hampshire PO7 5JE**

I wish to raise my objection to the planning application for the new build property as above.

The area for the proposed new property is well known for high levels of standing water, which already causes problems to neighbouring properties. This would also cause further problems to myself and neighbouring properties with the increase of traffic and removal of trees.

Which includes the corporation of habitat at the nearby location.

Firstly, let me emphasize that I understand the need for progress and acknowledge the necessity of housing in the local area. However, there is already an application to build a large housing development at Crookhorn.

I firmly believe that any proposed development should balance the needs of the community with those of the environment.

In this case, I apprehend that the current application fails to strike an appropriate equilibrium.

My objection stems from several key reasons.

1. Destruction of existing habitat, this includes Toads and Squirrels that regularly come into our garden.
2. The construction of the proposed house would inevitably lead to the destruction, removal, or significant disturbance of trees and bushes leading to the property.

Adequacy of parking/loading/turning

3. Even though the proposed residents of this new property have two parking spaces, there will not enough room for delivery vehicles to turn around and would result in vehicles reversing back up the track onto the highway between The Dale and The Thicket, therefore

reducing visibility for the drivers, especially as the entrance is close to Purbrook Park School.

- a. Traffic generation, there is already issues with parking during school runs, where parents who are dropping/picking up their children. They park on double yellow lines, grass verges and parking in front of our drives, blocking access to our own properties. As the vehicle access to this new property is via the The Thicket. Visitors may park in the road Widley Gardens, who are already complaining about parking in their road, causing access to their properties.
- b. Noise and disturbance resulting from visitors and delivery vehicles.
- c. Increase in CO2 levels not only to the residents, but also to school children from Purbrook Park School.
- d. The dangers of satellite navigation sending HG vehicles down the track and causes damage to neighbouring properties.
- e. Adequate turning from The Thicket into the track when parked vehicles are parked either side of the track entrance will be severely restricted even for emergency vehicles.
- f. Our kitchen patio doors are less than five metres from the track and our garden backs onto the narrow track. The increase will have an impact on our live through increase traffic and noise.

Yours sincerely



Date: 19<sup>th</sup> September 2023

Deputation by Mick Morris AADipl Chartered Architect

As an architect I believe there are three overlapping areas to consider when designing a new house in this type of context. The scale of these three areas varies from the wider to the very close up and specific. For the designer to demonstrate a satisfactory degree of skill all three areas must be reasonably reconciled.

These are, the relationship of the building proposed to its surroundings, the setting within the site itself and the actual building plan and layout.

To achieve a satisfactory layout in the context of the general surroundings the new dwelling should not unreasonably affect the amenity and privacy of surrounding dwellings, distances to existing houses and the size and character of new windows proposed should be carefully designed so as to prevent overlooking.

In this context and for reasons of good neighbourliness the relatively short but intensive period of possible building construction should be taken into account with regards specifically to parking, the delivery or removal of materials and the times of day all week when construction work might be carried out.

If the first element concerns the wider context then the second one concerns the whole site. Here we have an existing building mainly constructed almost 100 years ago that combines some motifs from the Arts and Crafts period and some from the International Modern Movement that followed it.

There is the warmth and tradition of large steep but relatively simple roof slopes covered in the classic plain tile material that has been used in Hampshire for hundreds of years, combined with the wall articulation, finish and detail found in the modern rendered buildings of the 1920s and 30s.

The proposed design essentially follows this established approach with the same relatively steep pitched roof employing the same covering material combined with simple controlled elevations enlivened by a modest element of contemporary pale grey shaded horizontal Cedar boarding.

The intention is that the two buildings interact in a harmonious way on the same generous plot. Visitor to or users of the site to either house would notice similar characteristics in construction and design so as to make the buildings blend together in order to form a modest architectural group.

The new proposed building is considerably smaller than the existing one and is set at a slightly lower level so that the larger and existing building is relatively unaffected by the addition of something new.

What of the design itself ? Although the proposal follows the general external character of the adjoining existing house the internal layout is much more contemporary and complies with national space standards and the certain requirements of the building regulations.

In this modern context the kitchen incorporates the dining area and is related directly to the proposed rear garden with suitable detailing to allow an easy and open access to the garden spaces. There is a separate living room, open hall and stair and a ground floor WC.

The requirements of the ground floor WC were introduced some years ago so as to insure the future proofing of such dwellings in the case of being used by more elderly persons.

The proposed dwelling has one designated vehicle access owned by the applicants and two pedestrian accesses allowing the occupants to leave the site on foot in different directions.

On the first floor there is one double bedroom and two matching single bedrooms together with a full size bathroom. There are areas of storage built into the first floor which again comply with the national space standards.

The orientation, proportion, size and elevational design of all the windows and doors plus the nature of the glass used with their opening elements are arranged so as to provide the proper amenity for the occupants of the proposed dwelling as well as protecting the amenity of surrounding houses and gardens.

Again landscaping, ecological considerations, parking spaces, types of fencing and walls, bin and recycle storage, fire and rescue and cycle stores have all been carefully considered to provide the necessary amenity and safety.

In architectural terms the intention is to provide an attractive modern house that sits comfortably with the existing building and employs a design motif that is traditional but at the same time providing a high performance and low energy use building envelope. It would be pleasing to think that in future that the perception of the long gap of time between building the two houses would gradually dissolve.

Statement 736 Words