

Consultee Comments for Planning Application APP/24/00614

Application Summary

Application Number: APP/24/00614

Address: 54 Warblington Road, Emsworth, PO10 7HH

Proposal: Replacement dwelling.

Case Officer: Lesley Wells

Consultee Details

Name: Mr Mike Bateman

Address: 20 Woodlands Avenue, Emsworth PO10 7QE

Email: Not Available

On Behalf Of: Emsworth Residents Forum

Comments

These are the comments of the Emsworth Residents Forum Design Review Panel:

Whilst the existing Edwardian Villa is in poor condition, the appropriateness of demolition was questioned, given the opportunity for refurbishment and reuse in the context of the embodied energy within the existing building and the carbon costs of demolition and rebuild. However, given the frameworks of the Emsworth Neighbourhood Plan (ENP) and HBC Planning guidelines this was not considered an appropriate reason to object to the application.

Given the eco-credentials of the proposal described in the Design and Access Statement, the panel suggested that rainwater/greywater harvesting might be a worthwhile consideration for inclusion within the proposal.

The panel were of the view that given the contextual statements within the Design and Access statement, particularly in terms of differentiation of design philosophy of the front and rear facades, further consideration might be made with regard to enhancing the engagement of the Warblington Road façade with the street.

Whilst we appreciate this proposal is deemed a self-build project and thus no statutory requirement is applicable to submit a landscape strategy as part of the application, we would encourage the applicants to enhance the biodiversity of the site, engaging with some of the tactics described in the ecological assessment.

Given the foregoing commentary and current Planning guidance, the panel were of the opinion that no grounds for objection to the application were evident within the proposal documentation.

