

Consultee Comments for Planning Application APP/23/00779

Application Summary

Application Number: APP/23/00779

Address: Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR

Proposal: Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.

Case Officer: Tina Pickup

Consultee Details

Name: Dr Mike Bateman

Address: 20 Woodlands Avenue, Emsworth PO10 7QE

Email: Not Available

On Behalf Of: Emsworth Residents Forum

Comments

The application accords well with Policy D6, which supports general sustainability goals. indeed it sets very high standards indeed in this regard.

However in other regards, the proposal does not accord with the policies and aspirations within the Neighbourhood Plan. In particular Policies D1, D2 and D3 require proposals for new buildings to respect the character of the area and have regard to the Design Checklist in the plan.

The proposal for a flat roof ignores Design Guidelines 41 and 42, which call for rooflines and silhouettes to integrate well with surrounding buildings. Furthermore, flat roofs are considered to be out of character in Emsworth and should be avoided (para 42).

The adoption of a flat roof over a first floor which maximises living space adds to the perception of the building as a rather massive and bulky building as seen from all directions. Whilst the replacement building as proposed is now similar in height to surrounding properties, all other properties have pitched roofs. Indeed almost all replacement and existing properties in this area of Emsworth have pitched, not flat roofs.

Neighbourhood Plan Policy D7 (Mitigate Light Pollution) is especially important in this location - para b) emphasises the importance of the waterfront location. We note the technical Dark Skies report, but we have do not the technical expertise to comment on its conclusions. However, we would note that the increased living space at first floor level is likely to increase light intrusion across the harbour.

