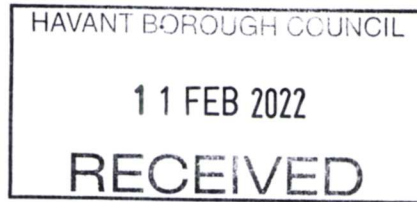


Mr G Speller (Planning team)
Planning & Development
Havant Borough Council
Public Plaza Centre Road
Havant
PO9 2AX



5 Orange Row
Emsworth
PO10 7EL

Your Ref: APP/21/01437

9th February 2022

Dear Sir

5, Seaview Terrace, South Street, Emsworth, PO10 7EN

As an adjacent property owner I write *to object to the above application*. The proposed development has a significantly adverse impact on our home and outlook. Specifically, this is due to the height and dominance of the proposed rear "store". This abuts our boundary wall and sits in a very confined area.

Context:

The proposed store is located to the north of the subject premises, which adjoins the southern boundary of our small garden. It is described as "single storey" but in reality has a pitched roof height of over 3m – ie closer to 1.5 storeys. From our garden, level differences mean that it will be an **overbearing c1.1m higher** than our existing, much smaller (waist-height), 0.9m boundary wall.

The Havant Borough Local Plan (Core Strategy) contains several policies with which this development fails to comply. In particular, Policy CS16 (e) states:

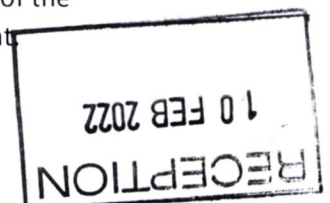
"The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking."

This development causes unacceptable harm to our amenity, predominantly on the grounds of overlooking. This is emphasised by the proximity of the development to our:

1. Existing habitable rooms
2. Garden & patio layout
3. Formally consented home office.

Proximity - the plans as drawn do not accurately represent the existing situation as they fail to include the balconies of each adjoining dwelling on Orange Row. Notably, the new development will be **only 4.6m** from the patio line **and only 6.4m** from the rear elevation/fenestration of 5 Orange Row.

This contrasts with the Havant Borough Council Design Guide Supplementary Planning Document (2011) which **requires 'back-to-back' distances of 20 metres** between neighbouring properties. We appreciate this applies predominantly to new build but does give a good indication of the compactness of our site and therefore the dominance of the proposed development.



1. Outlook from House – the plans as drawn also incorrectly show the extent of the window arrangements at our property (5 Orange Row) and our neighbours (6 Orange Row). Both properties have **habitable rooms** on ground (2x bedrooms) and first floor levels (lounges) which will be only **6.4m from the development**. The south elevations contain full length windows, providing primary sources of light to those rooms.

As an indication of impact, below are photos illustrating “before & after” - taken from Bedroom 1 of 5 Orange Row:

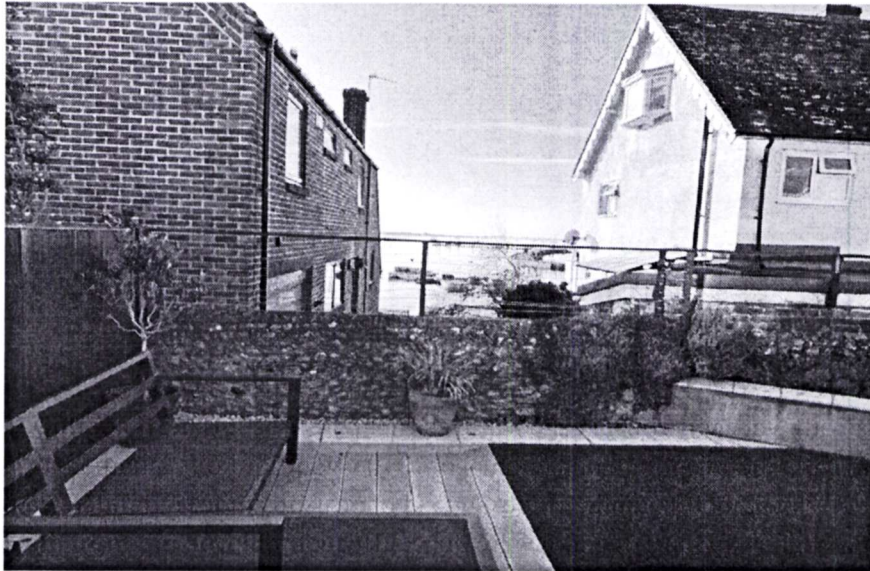


Figure 1: Before - taken from bedroom 1, 5 Orange Row

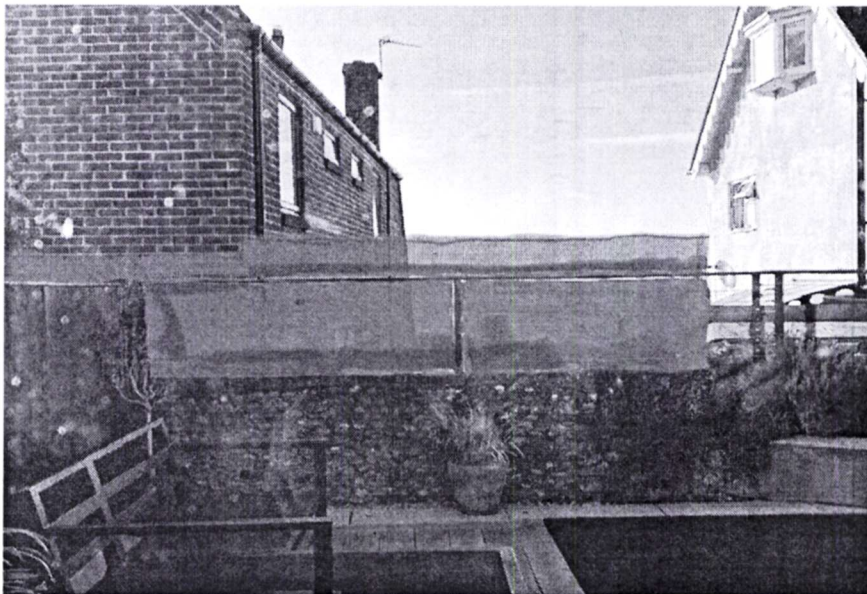


Figure 2: After - taken from bedroom1, 5 Orange Row (red illustrates roof/impact of new store)

2. Outlook from Garden – our amenity is impacted further as a result of our small compact garden. The proposed store roof will be **only 16 inches (1 ft 4 inches) from our patio seating**, a particularly usable area because it is west facing, benefitting most from the sun into the evening.

An indication of impact can be appreciated from the photos below of “before & after”. One set taken from a sitting position on the patio furniture and the other standing on the patio. The new



roof and elevated roofline are completely dominant and will significantly impact our quiet enjoyment of the space.

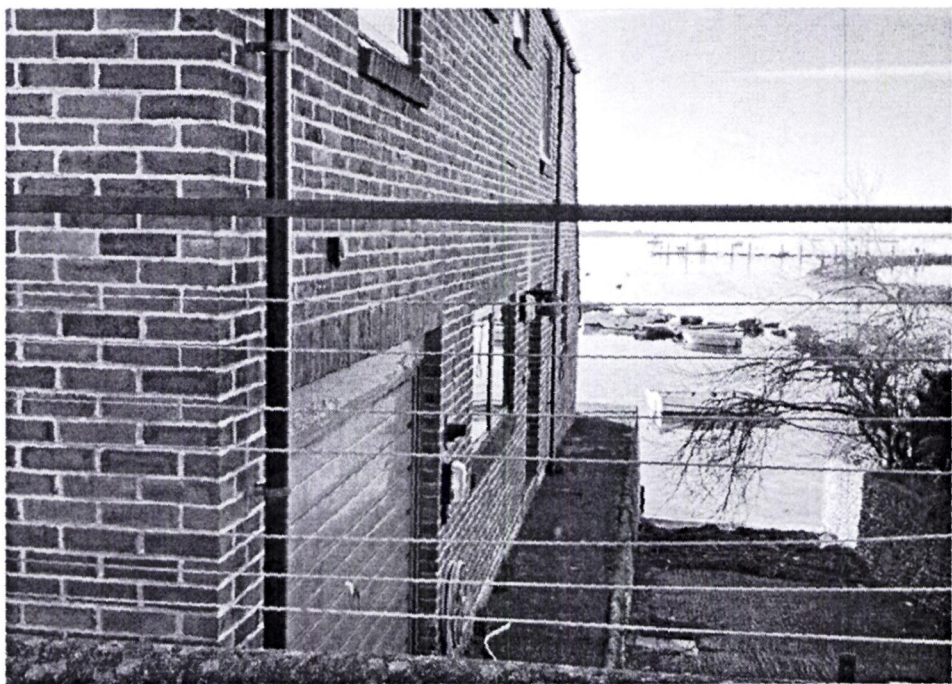


Figure 3:Before - taken from a standing position on patio

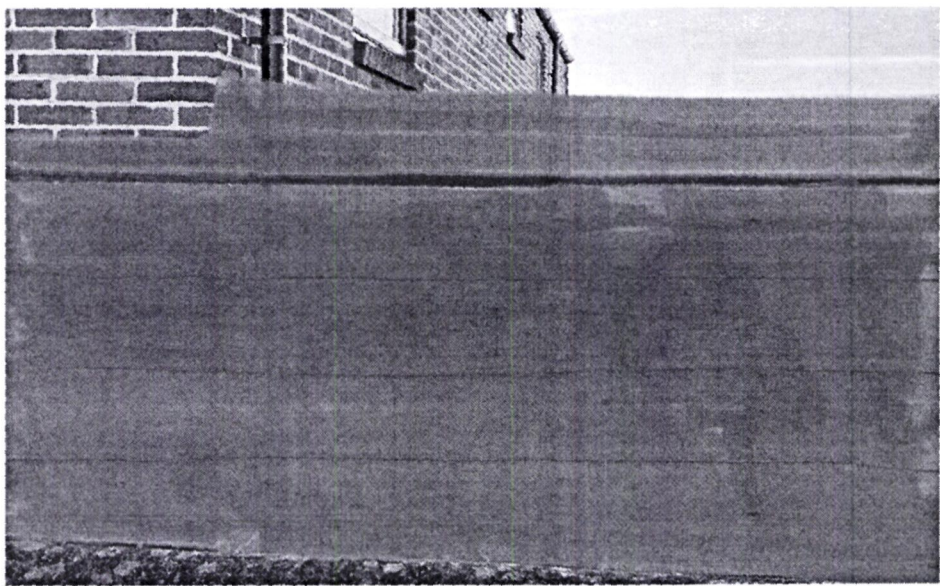


Figure 4: After - taken from a standing position on patio (red illustrates roof of new store)

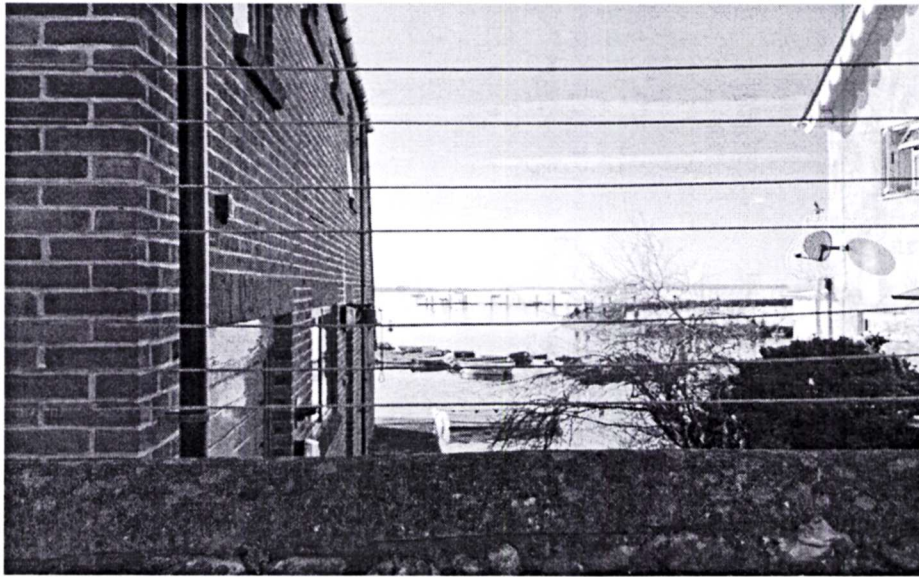


Figure 5: Before - taken from sitting position on patio furniture

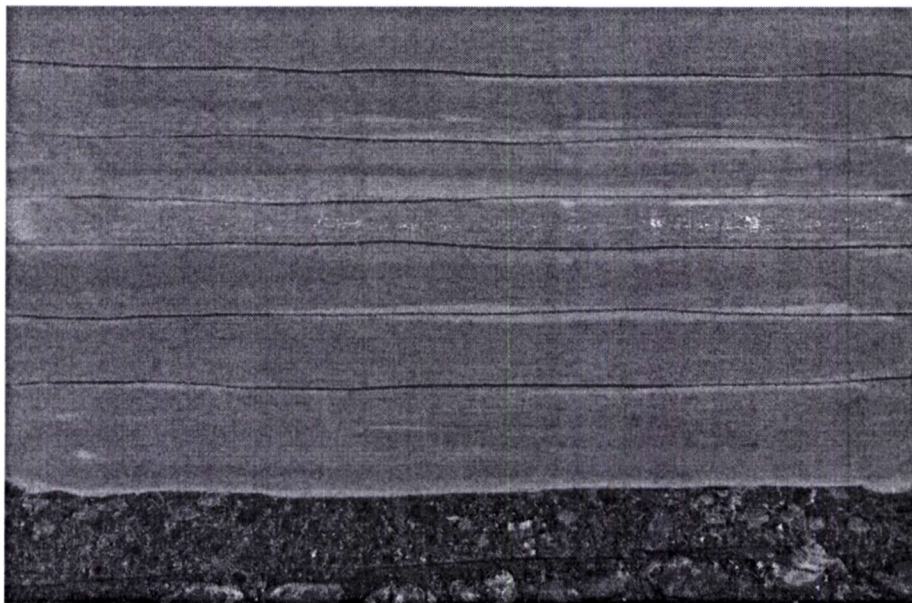


Figure 6: After - taken from sitting position on patio furniture (red illustrates roof/impact of new store)

3. Home Office Existing Planning Consent – there is an **existing and recent planning consent** for a “Home Office” adjoining the proposed new store in our garden.

The consent is described as “*Alterations to fenestration and doors, new chimney and **erection of outbuilding***” and was approved 19.3.18. Ref APP/17/01111. The consent is already implemented and Phase 2 will be the home office, even more important now that home-working practices are changing following Covid.

This habitable room has its **primary window only 16 inches** (1ft 4inches) from the proposed new store and the designed desk arrangement would be impacted to a similar level as photos 5&6 above.

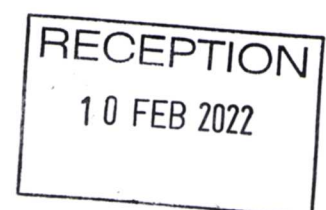




Figure 7: Plan from existing planning consent

It is for these reasons that we object to the proposed application.

Yours sincerely,

Bridget Juniper

Dr Bridget Juniper

Neighbour – 5 Orange Row

