

Objection to App/20/01220 - to be read alongside these attached documents

- 1) West Elevation of approved 2003 design
- 2) Annotated Block Design of new application 20/01220

We purchased our home in Orange Row in 2014 in expectation that the Planning Permission approved in 2003 would be completed in due course, in line with the design approved, (the foundations already dug) to produce a satisfactory complement to Saxted House, and to Tower House already built according to the 2003 approval.

The 2003 approved application is for a pair of attractive, architect-designed 4-bedroom house that sit well within the plot and maintains sensitive distances between neighbouring homes.

However, proposal 20/01220 includes a fifth bedroom and has consequently become much larger, with unacceptable and overbearing mass and density.

It also represents a poor use of this unique undeveloped plot, previously part of the garden of listed Saxted House, significant in local historical terms.

In particular, the increased size necessitates changes to the approved house footprint that will negatively impact the privacy, amenity and aspect of my adjacent home.

Government Policy QD1 of PPS 7 'Quality in New Residential Development' clearly states "In established residential areas proposals for housing development will not be permitted where they would cause unacceptable damage to the local character and environmental quality or residential amenity of these areas."

Further clarification in Annex B: Policy QD1 of PPS 7 states that All proposals for residential developments in established residential areas must conform to a set of criteria, including that –

'The design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance'

I must again remind the applicant that our plot requires terracing of the back garden. Consequently, the raised seating/eating area of my small courtyard garden will be overlooked, and suffer of loss of aspect and light.

This new application has ignored a key point raised to his previous applications last year: that because of local topography and sloping ground from the Harbour, the boundary wall between the site and my property stands approx 6ft high on the applicant's east side, but approx 9ft on my side.

Any additional loss of aspect and sunlight due to proposed additional planting or overlooking windows would have a very negative effect on quality of life in my home.

Additional Points:

A. See “new semi-mature planting” proposed shown within Purple lines on Annotated Block Plan:

This is a over-dependence on natural, and therefore unpredictable features (i.e. vegetation) to ameliorate and disguise design flaws.

The proposed planting, if approved, will significantly reduce the amount of light I currently enjoy in my kitchen, and in my garden. It must be remembered the north-facing rear of my home and garden looks out at the 9ft boundary wall with the site. Any further height due to trees etc. will remove light and the open aspect I currently enjoy.

In addition, this unspecified planting along my east-flanking wall has the potential to impact my foundations etc. Whose responsibility will it be should damage occur to my house?

B. See Orange Arrow on Annotated Block Plan

The wrap-around patio, which is accessed from three sets of French windows (from the Study, Dining Room and Breakfast Room) gives rise me great concern regarding

- Disturbance (music, outside entertainment conversation),
- Pollution (barbeque, fire-pit and/or cigarette smoke) and
- Intrusive night-time lighting.
- Our principal bedrooms and living room are directly above and adjacent to this extensive proposed patio.

Placing the patio and outdoor seating area where it is most likely to damage the peace and tranquillity of Orange Row residents seems particularly perverse for 2 reasons:

- This relatively constrained patio area is on the shaded side of the proposed house, and it has no view except the featureless expanse of our brick wall.
- It ignores the attractive, open and green area left underused to the north of the plot.

C. See shown in Blue lines on the attached Annotated Block Plan.

The northern area of the plot is much more private and does not overlook adjacent properties, nor is it overlooked.

Its use for summer relaxation and entertainment is much less likely to disturb neighbouring homes/gardens than the extensive patio in the submitted design, and to offer a pleasant space for residents of the proposed house.

D. See Red Arrow on Annotated Block Plan

Access to the most attractive feature of the site (the north area of garden and trees) has been limited as the proposed building has been shifted several metres north, so that the north wing of the building protrudes beyond the original foundations line.

The minimum of 3m of clear space to the Saxted House boundary noted on the block plan is in reality curtailed by semi-mature evergreen trees planted in March/April 2020 to alleviate concerns of overlooking by Saxted House residents.

This semi-mature planting is another example of over-dependence on vegetation to solve flaws in design and layout.

In general, there has been a protracted series of applications and modifications on this site, and there seems to be an apparent unwillingness of the applicant to acknowledge impacts to Orange Row residents.

Our narrow town house style home offers little flexibility in how internal and external space can be used should intrusive development be permitted.

A Covid-safe site visit by the Case Officer, Ms Wells, will give our objections an invaluable context, and I hope can be arranged to aid consideration of the application.

We are not against development per se, but must, of course, seek to protect our outlook, privacy and peaceful enjoyment of our home and a good quality of development on the site adjacent to us.

I trust all comments made on application 20/00241 will be referenced by you.

With kind regards

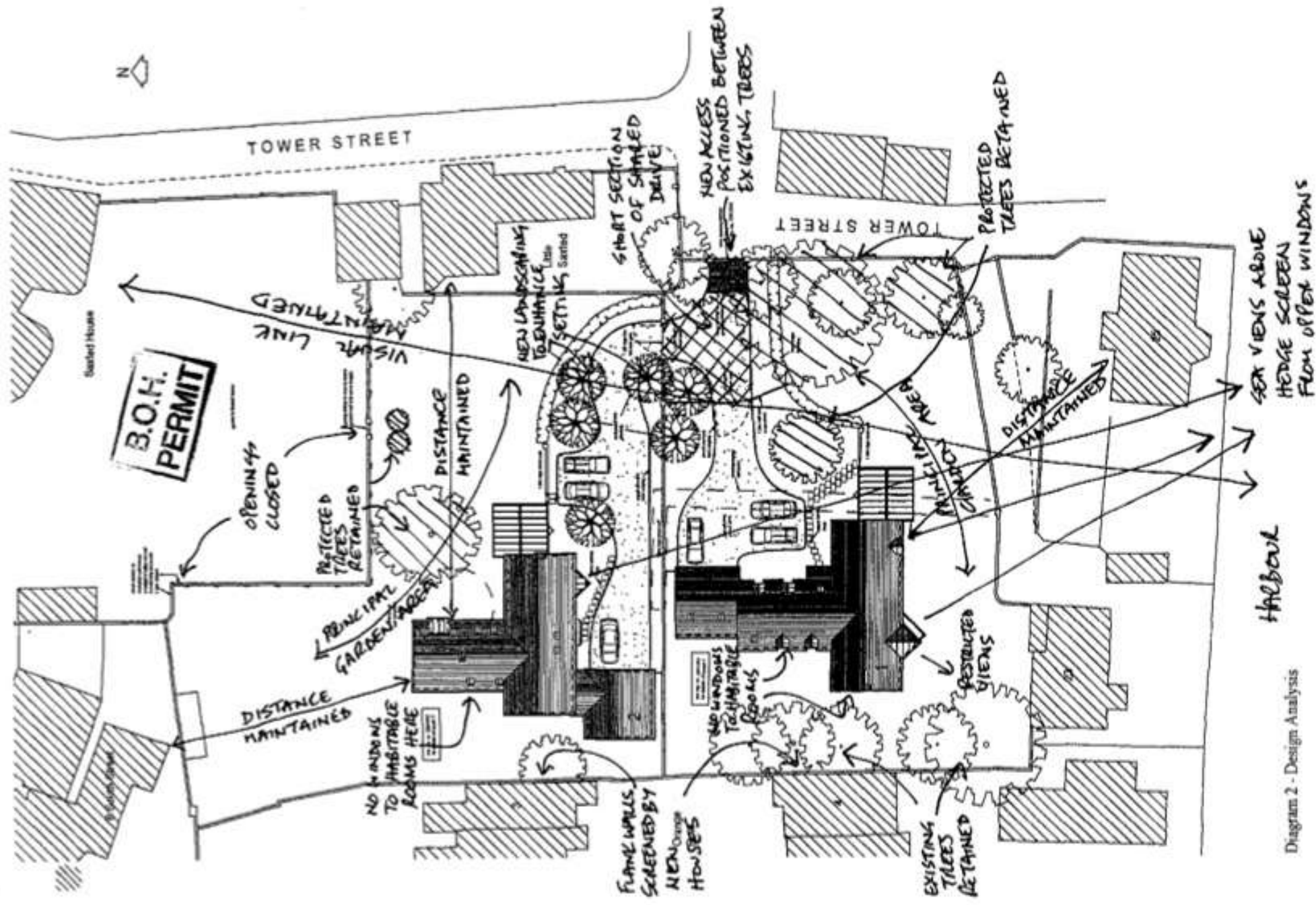


Diagram 2 - Design Analysis

DANIELLS HARRISON
CHARTERED
SURVEYORS

The Old Manor House
Wickham Road
Farcham
PO16 7AR

PROPOSED DWELLING
on LAND ADJACENT
SAXTED HOUSE
TOWER STREET
EMSWORTH

SITE LAYOUT

Drg No.02

Nov 2020

