

I maintain my objection to Planning Application 20/00241 (Construction of a 5 bed detached house and detached garage, land adjacent to Saxted House), on the following grounds:

- Overlooking/loss of privacy
- Some loss of outlook
- Layout and density of the building
- Noise
- Local ecological/biodiversity impacts

Please refer to my objections dated 18 May 2020 as all my concerns still stand, (with the exception of overlooking into the kitchen of my home).

My comments below regarding the re-submitted plan are in addition to those previous objections:

Overlooking/Loss of Privacy

The applicant has unsuccessfully attempted to mitigate against this impact by a modest re-positioning of the proposed building.

This slightly altered position fails to take note that, (as previously pointed out), the rear gardens of 1-3 Orange Row are raised terraced areas that provide sun and a tranquil place for most of the year.

The fact that the new house position proposed is tilted somewhat to the NE, and moved eastwards into the site does little to reduce the impact of three very large picture windows in the west elevation first floor.

People using the gardens of 1-3 Orange Row will still be subjected to direct overlooking from these windows.

Loss of outlook

Also as previously explained, the raised nature of our rear gardens means residents of 1-3 Orange Row will face significant loss of outlook should the application be permitted in its current form.

The proposed building is a simple, blocky box shape; its western elevation offers no alleviating features or styling, merely three large clear-glazed windows in an expanse of flat wall.

We currently enjoy open sky that will become restricted and dominated by brickwork and roofline: this will lead to an unacceptable sense of being hemmed into our narrow townhouse plots.

Layout/density of proposed building

In my previous comments I compared the proposed house to the pleasant 4-bedroom 2003 design that was permitted, and put in hand through the laying of its foundations.

We had believed that should development proceed on this site that it would use the footprint and layout of the 2003 permission.

From the point of view of protecting the amenity and local character for existing residents (Policy QD1 of PPS 7), the 2003 design is preferable. It avoids the issues of overlooking and

loss of outlook in these ways:

- It emphasises that “no windows to habitable rooms” were included in the west elevation.
- The 2003 north building line did not extend beyond the rear building lines of 1-3 Orange Row thus avoiding sense of constriction and loss of outlook.
- The “life” of the 2003 house is directed away from Orange Row; garage, car parking spaces, main garden entertainment areas are situated in the western side of the plot, and not in direct challenge with Orange Row.
- Restricted views only are included into the central communal area of the Orange Row courtyard.

In terms of the Conservation Area, the 2003 also meets criteria of good design including references to nearby listed buildings in the use of architectural features, materials etc.

On the other hand, the proposed 5 bedroom ‘executive’ style house proposed is blocky, unimaginative and represents an overdevelopment of the site.

It is intrusive in the setting of the Conservation Area, and does nothing to allow it sit well in the setting of nearby listed buildings, including Saxted House.

This type of house with ambitious accommodation and multiple car parking spaces, does not meet local housing needs. Nor it is needed to meet HBC’s housing supply target.

Environmental Concerns

I have already pointed out the absence of any environmental or biodiversity impacts included in the application. The likely negative impacts of this development must be assessed at an early stage so that effective strategies are ensured to protect and enhance the natural environment, (NPPF para’s 170-183).

Below, I have included a satellite screen grab of the site (marked by a red arrow) to show its strategic position within a local network of species rich habitats and sensitive ecological networks.



The site has never been developed, and is a rare survivor of Emsworth town centre open space. It sits at a central point between:

- Warblington Allotments and Emsworth Mill Pond in the west
- Brook Meadow Local Nature Reserve to the northeast through which flows the River Ems into the two millpond nature reserves of Peter Pond and the Slipper Pond.
- It also links to the large gardens of east King Street, and beyond this to the grazing fields and nature reserve on Thorney Island.

There is an abundance of wildlife using this patchwork of green connectivity and resources, and all developments are required to minimise impacts and provide net gains for biodiversity that ensure species resilience to current and future pressures.

The fenestration of the proposed building is particularly inappropriate, and shows a lack of awareness of the impacts of artificial light pollution on many species, on the adjacent Chichester Harbour AONB, besides causing the nuisance of light intrusion to nearby homes.