

Revised Planning Statement

Workshop

48 Havant Road, Emsworth, Hants, PO10 7JG

The plans for the proposed replacement workshop at 48 Havant Road, Emsworth, Hants have been revised following discussions with the case officer.

The case officer raised concern regarding the height, bulk, mass and location of the proposed replacement workshop and its potential impact on the neighbouring dwelling, 46 Havant Road. No other concerns were raised regarding any other aspects of the proposed development.

The revised plans have fully taken on board the case officer comments and show a height reduction from the original proposal of 420mm, a length reduction of 1040mm and the position of the proposed replacement workshop has been relocated onsite south of the originally proposed position (and the position of the former garage/ workshop on site) to a position in line with the rear of the single storey element of 48 Havant Road and further south than the garaging/outbuildings at no's 44 and 42 Havant Road. The proposed rooflights have also been relocated to the west elevation.

The plans have also been amended to show the approximate position of the garage at 46 Havant Road on the basis that the base map provided by Ordnance Survey was inaccurate. The garage at no. 46 Havant Road is shown in its approximate position relative to the proposed building. No formal survey has been undertaken.

As well as the revised plans, we have produced a street scene to show the street scene with the original garage/workshop on site (as taken from planning application APP/14/01104) and the street scene with the proposed replacement workshop on site. For clarification purposes the proposed replacement workshop is 550mm higher than the original garage/workshop, but the ridge is set 1650mm further west from the shared boundary with 46 Havant Road.

We have also produced a shade analysis to demonstrate the amount of shade caused by the proposed replacement workshop on the rear garden/elevation of 46 Havant Road when compared with the amount of shade caused by the original garage/workshop. For consistency, both scenarios include the amount of shade caused by the existing fencing and boundary treatments between 46 and 48 Havant Road and the existing garage at 46 Havant Road.

For 10 months of the year (February-November) the shade from the fence and original garage/workshop would have been greater than the shade caused by the proposed replacement workshop (due to the ridge of the proposed replacement workshop being further distance (west) from 46 Havant Road and the proposed replacement workshop being sited further to the south than the original garage/workshop). It is only in December and January that there is slight additional shading to the rear elevation of 46 Havant Road.

We trust that these revised plans address the concerns raised by the case officer.