

Application Number: APP/21/00984

5, Westgrove Gardens, Bridge Road, Emsworth, PO10 7DR

9th December 2021

These comments are further to the comments in our previous representation attached to our Email of the 3rd October 2021, and also the release of details/documents (4 off) made available on the Council Planning Public Access pages and which are dated 29th and 30th November 2021.

GENERAL

1. We are pleased to note that the applicant has now included a full proposal for the site and has provided clarity and correction with regard to the boundary of his site. We also note that detail to the type of glass being used to surround the balcony, and a lighting scheme for the below-balcony area has been added. Also that a minimum height from top of shared access path to underside of balcony has been stated.
2. We wish to make the following comments which are in addition to those in our initial representation:

A. RIGHT OF WAY:

5. Whilst the boundary of 5 Westgrove Gardens has been indicated on one of the new documents the full extent of the shared pathways and access to all properties is not shown. This information could easily have a bearing on the decision. A marked-up version of the original site plan (Drg No 1000 – A) showing these shared pathways is attached.
6. No indication is shown of whether any form of gateway will be fitted at the boundary onto Bridge Road. Although it is suspected that this will remain as open access this ought to be confirmed.

B. TOWN PLANNING AND BUILDING LINE:

4. Clarification regarding whether or not the restrictions relating to this line still apply, and are enforceable, would be helpful.

C. HISTORY OF THE RIGHT OF WAY:

7. No additional comments at this time.

D. ENVIRONMENTAL CONCERNS - FLOOD DEFENCES:

10. It is disappointing to note that no effort appears to have been made in respect of maintaining the 'flood defence' provided by brick walls and the raised section of the shared footpath. In fact the assertion that there would be a minimum height of 2.1m between the top of shared pathway and the underside of the balcony seems to suggest, without the benefit of any construction details or measurements, a complete disregard for these defences and the welfare of local residents. A statement regarding whether it is intended to a) maintain the height of the footpath and b) provide some sort of structure or banking to replace the brick walls or, c) provide an alternative that has a similar affect upon floodwater, or not, is critical to all residents of numbers 1 – 4 Westgrove Gardens.

It should also be stressed that although ownership of the pathway between No 4 Westgrove Gardens is unclear, the residents of No's 1 to 4 were not only involved in discussions with the previous owner of number 5, but also contributed financially and/or practically to upkeep. (Please see C3 and D6 in original representation)

11. On Monday 6th December this year a Flood Alert was issued for Langstone and Emsworth areas and Bridge Road was one of the roads specifically mentioned as being in danger of flooding as a result of very high tides. Residents were advised to move cars from Bridge Road. Next day very heavy rain caused the rainwater drain/West Brook that runs alongside/below Bridge Road to the Mill Pond to flow at full capacity. Had these two incidents combined, as has happened in the past, then water in Bridge Road would probably have flowed into the Westgrove Gardens area - but the existing 'defences' would have limited flooding to numbers 1 to 4 Westgrove Gardens. This set of circumstances, flood tides and heavy rain, can occur each year.

E. RELATED CONCERNS AND COMMENTS.

8. All details regarding this application are of importance to residents of No's 1 to 4 Westgrove Gardens since property deeds, and possibly insurances, will need to be updated and modified to suit the HBC Planning Department decision and, in particular, any modifications that are made to the shared pathway. In addition, any alterations to the footpath and/or available flood defences could have a serious impact upon both property value and insurance claims, particularly excess values related to flooding.

The previous summary is still relevant.