

Grounds of Appeal

The appellant's detailed statement of case will make the following submissions:

The proposed development seeks to construct 1no two bed roomed bungalow on land to the east of 8 Westbourne Avenue, Emsworth. The appeal site comprises vacant land at the junction of Westbourne Avenue with Westbourne Close. It is located at a transition point where the detached houses in Westbourne Avenue change to bungalows in Westbourne Close.

Having regard to the advice contained within the NPPF it is considered that a design response, which incorporates the characteristics of existing developments within this part of Emsworth, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.

A previous appeal decision letter is dated 16 May 2012 dismissed permission for a 3 bed house on the appeal site. In paragraph 6 of the decision letter the inspector considered the site to comprise vacant land within the built up area. As a result, in principle, the erection of a dwelling would be an appropriate use of the site. He considered that this matter should be given significant weight.

In paragraph 8 the inspector considered that from Westbourne Avenue the proposed 2-storey dwelling would fit well into the streetscene. However he considered that its width and siting was unacceptable as it would be sited close to its side boundaries. As a result it would appear cramped.

In paragraph 9 the inspector considered the height and massing of the flank elevation to Westbourne Close to be dominant and incongruous; such harm made worse by the lack of a side garden and there being only a single opening breaking-up the massing of the flank wall.

This new scheme seeks to address the concerns raised by the inspector. In particular the scheme provides for:

- A bungalow is proposed in order to ensure that its bulk is minimal;
- A side garden is proposed;
- The side elevation has a number of openings and a front door and detailing has been added to provide visual interest to the elevation;
- More space is provided to the side gardens.

It is considered that these amendments have resulted in a scheme which is wholly acceptable on all counts.

On this basis the detailed statement of case will conclude that the appeal should be allowed.

Stephen Jupp MRTPI
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