

[REDACTED]

To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: Planning Application APP/13/00228

10 Westbourne Avenue,
Emsworth,
Hants.
PO10 7QU
[REDACTED]

18 April 2013

Dear Mrs McMurray/ Mr Chris Murray
Services Manager (Planning Development)

Planning Application: Land adjacent 8 Westbourne Close, Emsworth
Ref no: APP/13/0028

We are surprised to receive notice of yet a further planning application for development on the above land. We are aware that there have been several previous planning applications for this site over more than 10 years which have been rejected on the grounds of unsuitability: the most recent in 2011, having gone to appeal was rejected by the Secretary of State's Inspector in May 2012

We wish to object to the above planning application on the following grounds:

We believe that the plot does not permit of a development in keeping with any of the surrounding properties, which are set back from the roadway by substantial gardens in this residential area. This is borne out in our Land Registry deeds, which state:
"The Building Lines are to be at a distance from the Road boundaries shewn on the plan of not less than twenty feet."
These plans show a bungalow of 4.75m East-West depth separated from the West boundary by 1m and from its roadway East boundary by 2.5m.

Westbourne Close is an extremely narrow highway and there would be considerable disruption during the construction of the proposed dwelling.

There is inadequate on-road parking space for visitors, delivery vehicles, etc.

We contest the statement in the Access section of the proposal that there is "a wide highway verge": there is absolutely no verge, and merely a narrow pavement.

We also contest the statement that all the properties in Westbourne Close reverse onto the road.

We are concerned that the proposed dwelling would significantly affect the privacy and outlook of our neighbours in No 1 Westbourne Close.

We are conscious of inadequate drainage of surface water in the entrance to Westbourne Close, and fear that this development will result in an increase of run off which will adversely affect the situation and contribute to flooding.

We believe that foul water sewerage from Nos. 10 & 12 Westbourne Close runs beneath the land which it is proposed to develop and may constitute an insurmountable problem for servicing access.

We trust that you will carefully consider our objections, and would urge an on-site appraisal.

Yours sincerely

Peter and Alison Willicombe

8 Westbourne Avenue,
Emsworth,
Hants. PO10 7QU

21 April 2013

Your Ref: APP/13/00228

Mrs. R. McMurray,
Planning Department,
Public Service Plaza,
Civic Centre Road,
Havant PO9 2AX

Dear Mrs. McMurray,

Site Address: Land adjacent to 8 Westbourne Close, Emsworth PO10 7QY

Proposed Development: Erection of 1 No. 1 bedroom bungalow with access from Westbourne Close

We are amazed that Mr. Brian Long has had the temerity to make yet another planning application in relation to the plot of land at the junction of Westbourne Avenue and Westbourne Close. We would have thought that the lengthy sequence of applications, for varying sizes of property, each of which has been turned down, would have convinced him that the minuscule size of the plot is completely unsuited for any building.

[REDACTED]

The latest planning application, for a one-bedroom bungalow, is as unacceptable to us as previous applications have been. We list again the reasons for our objections:

1. Size of the plot:

The very small size of the plot makes it unsuited for the erection of the proposed bungalow. Any permanent building would have to be so small as to stand out in sharp contrast to neighbouring larger properties (see paragraph 2). The present scheme would end up creating the impression that a mobile home had been placed there. In the Inspector's Appeal Decision of 16 May 2012, paragraph 9 would appear to have some relevance, particularly in relation to the size of the so-called garden areas. The space between the proposed building and the boundary to our property, delineated by a metal fence, is in sharp contrast to the positioning of other spaces for neighbouring properties.

2. Contrast with other neighbouring properties:

The layout of the houses and bungalows in this part of Emsworth has created a very pleasing environment for the residents. Each house and bungalow is set well back from the road, with gardens to the frontage and space between each building. As has been adjudged previously, *any building* on this site would have to be out of keeping with the neighbouring homes, and thus would create an unseemly addition to the street scene. It could not be seen as anything other than a building crammed onto a tiny site and therefore out of keeping with the other dwellings. The Inspector's Appeal Decision of 16 May 2012, referred to above, highlights 'the harm which would be caused to the character and appearance of the surrounding area' (para. 10), and this factor is a major concern for us and, we believe, for other neighbours.

3. Vehicular access:

We have some concerns about the location of the drive-in shown in these plans for what is suggested as parking for two cars. Any plan of the area would show that at this point in Westbourne Close there are already two drives: one for No. 8 Westbourne Close, and the other for Nos. 9 and 10. To create a third one in close proximity to these two would create a potential risk in a road which is quite narrow; cars emerging - particularly if backing out - could create a dangerous situation for other drivers, including delivery vans, using this road.

In conclusion, we feel that some enforcement should be put in place as a matter of urgency to see that the present eyesore which greets those entering Westbourne Close is dealt with once and for all. We were led to believe that this action would follow the removal of the illegally parked caravan, but nothing tangible has been done.

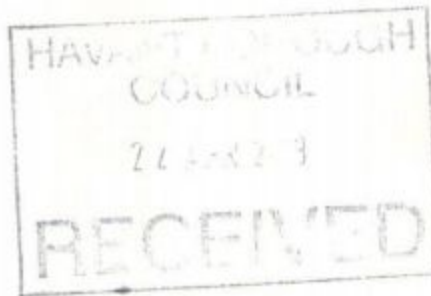
Yours sincerely,

Alan Barrow

E. Pauline Barrow

[REDACTED]

[REDACTED]



1 Westbourne Close
EMSWORTH
Hampshire
PO10 7QY

15th April 2013

Your Ref: APP/13/00228

For the Attention of Mrs R McMurray

Dear Madam

Site Address: Land adjacent to Westbourne Close, Emsworth, Hampshire

Proposed Development: Erection of a 1-bed Bungalow with Access from Westbourne Close

Thank you for your letter of 5th April 2013 resubmitting the above Planning Application. I would like to object strongly to any development of this land.

The Plan supplied does not appear to show adequate living accommodation in such a small area and neighbouring title deeds stipulate that no property is to be erected within 20 feet of the road.

I would therefore like to raise the following objections and concerns.

Objections

- ~ The plot is too small for a reasonable sized dwelling and parking space for two cars
- ~ The proposed dwelling would not be in keeping with the rest of the close which are larger properties and built well back from the road
- ~ The Deeds to my property indicate that no building should be erected within 20 feet of the road
- ~ The example you show of  tional parking only and is not the main off road parking area for my property

Concerns

The Plans show two car spaces, one behind the other – if this is not utilised correctly every day, one or more cars will end up parking on the road or path, causing a hazard to other road users, pedestrians, utility or emergency vehicles.

If this Application were to succeed I fear the potential future development and extensions to the property to which I have previously objected. Also there would be large scale disruption caused by Contractors vehicles etc if building works were to go ahead, making it difficult for residents' easy access to this cul de sac.

Please consider previous objections to similar Applications regarding this plot of land which have lead to the refusal of its development by the Council. Please see your reference APP/11/01179.

As with previous Applications therefore to develop this piece of land, all of which have been refused, we hope and trust that the Council will continue to reject any development applications on this site for the reasons stated.

Yours faithfully

A black rectangular box redacting the signature of Mr. G T Hopperton.

Mr. G T Hopperton



Development Services Manager
Havant Borough Council
Civic Offices
HAVANT
Hampshire
PO9 2AX

5, Westbourne Avenue
Emsworth, Hampshire, PO10 7QT
19th April 2013
Your ref: APP/13/00228

Mr Chris Murray
Services Manager (Planning Development)
Havant Borough Council
Public Service Plaza, Civic Centre Road
Havant, Hampshire, PO9 2AX



Dear Mr Murray

Re: Proposal to erect a bungalow on land adjacent to 8, Westbourne Close, Emsworth, PO10 7QY

Thank you for your letter of 5.4.13 in relation to this proposal.

My view remains that the plot in question is too small for a bungalow of the type proposed, and hence I oppose the proposal. My more detailed comments on the proposal are:

1. The narrow plot is far too small for a dwelling, where the walls would be very close to the boundaries
2. Any such dwelling on so small a plot is completely incompatible with all the surrounding dwellings
3. There would seem to be a safety issue when cars on the proposed property would enter Westbourne Close

I would be grateful to receive **acknowledgement of this letter and notification** in writing of the Council's decision.


Yours sincerely
Carleton Edwards (Mr)

Reference: PLAN18632E

Planning proposals online comment form

Name*

Mr & Mrs Gleeson

Address*

5 Westbourne Close
Emsworth
Hants

Post Code*

PO10 7QY

Your telephone number

Your email address

Planning application ref. no. eg
05/1234/00

13/00228

Application site address

Westbourne Close
Emsworth
Hants
PO10 7QY

Applicant's name

Mr B Long

Why you think permission should
or should not be given

We would like to support Mr Long's proposal for a 1 bedroom bungalow. It would make use of vacant ground which does become overgrown at times, and it would enhance the overall appearance of the close.
The fact that it is a 1 bedroom bungalow would suggest that it would probably appeal to a single occupant or couple without children and therefore would not become a problem with car parking as there is provision for 2 car parking spaces on the site.

HAVANT BOROUGH
COUNCIL

25 APR 2013

RECEIVED

10 Westbourne Close

Emsworth

Hants

PO10 2QY

Re: 1 bed bungalow access from Westbourne Close
Your ref APP/13/00228

We are writing in objection to the above. We feel that the site is not ideal for any development. Westbourne Close is a narrow road with a lot of traffic using it at all times. Another entrance on the bend is not ideal. Five vehicles use the entrance to nos 9 & 10 four + use no 8^s depending on who is home this rises. On road parking is also used with cars parking half on and off the pavement due to difficulty passing. If this development goes ahead it will cause major problems to the users of the Close, when lorries, workers vehicles are delivery or parking. At the moment there is no vehicular access to the site.

On the submitted plan two cars are shown parked on a drive way, there is no sign of the large conker tree that occupies the site, with the boundary line between the site and 8 Westbourne Ave going through it.

The actual boundary to the site is the small metal fence not the panel fence that has been erected inside of the metal fence.

There are two drain inspection covers on the site about two metres from the metal fence, one roughly half way down the other near the road end. This is the main sewer line

for nos 8, 9, 10 which run down the site into the road (Westbourne Ave). It is not permitted to build within three meters of sewerage pipes. Application has to be made re this and if this goes ahead it will cause more disruption to the residents living at these three houses.

Again all we can say is we feel this site is too small for development of any sort, and will just look out of place in ~~an~~ an already established small development of similar building.

Yours Sincerely,

Mr. B + Mrs P B Handley