PERMIT

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CHARTERED TOWN PLANNER

Planning Department
Civic Offices
Havant
Hants
PO9 2AX

Thursday, 20 January 2011

Dear Sir/Madam:

Re: Former St John Ambulance Headquarters, Convent Lane, Emsworth

Approval of reserved matters application

Construction of 1no single dwelling

Resubmission of APP/10/00669

I have the pleasure of enclosing my clients' reserved ammeters application for the above development.

Outline planning permission was granted on 22nd October 2008 under reference 08/58345/004.

Condition 2 specifies the required reserved matters submission as being *"the scale, layout and appearance of the proposed development".*

There is one condition seeking to limit the scale of the proposed building. That is condition 4 which states:

> *"The dwelling hereby permitted shall be predominantly single storey with first floor accommodation contained entirely within the roofspace."*

I interpret this condition as allowing a chalet bungalow style development, but prohibiting raised eaves or dormer windows.

There is no condition limiting the footprint or height of the dwelling.

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An initial reserved matters was submitted under application reference APP/10/00396. This was refused permission on 10th September due to its height, bulk and impact on neighbouring properties to the west.

Following this refusal I reduced the ridge height to that shown on the outline approval.

Following officer comments I made the hips slightly larger and inserted small dormers to provide additional first floor headroom. I also handed the property so that the garage was on the east side.

Planning application APP/10/00669 was developed on the basis of the above matters.

Despite receiving officer support that application was refused by Committee on the grounds of overdevelopment and excessive height and bulk.

This latest resubmission follows exactly the outline consent in terms of footprint; height and overall bulk. The only difference is the insertion of dormer windows.

The main roof has half hips in order to minimise the overall bulk of the building and to reduce the perceived bulk for the terraced properties to the east. In this respect the projecting front portion has a fully hipped roof to ensure that the terraced properties are not adversely affected.

I have used the BRE guidance on daylight and sunlight and the 25 degree line form 2m above ground level for the property at #30 has been shown [see drawing 9A]. This demonstrates that no part of the roof will transgress this line.

I therefore conclude that the proposed dwelling will not give rise to any material harm to the terraced properties to the west.

To the north there is a garage compound before any residential properties. There will therefore be no adverse impact upon properties.

To the east there is a well conceived scheme of 3 units. These are set some distance from the proposed chalet bungalow and have their orientation away from the site. The nearest property [#4 Convent Lane] has a dormer window which looks west across the front garden of the proposed dwelling. I therefore do not consider that they are adversely affected.

In the light of the foregoing I trust that officers will be able to support this reserved matters application.

Indeed on the basis of the drawings permitted under the outline planning permission, I consider that a refusal of planning permission in this instance would constitute an act of unreasonable behaviour.

Yours sincerely,

Stephen Jupp

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Chartered Town Planner



View of terraced properties to the west



View of #4 Convent Lane to the east



View within site looking north towards garage compound