STEPHEN JUPP
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CHARTERED TOWN PLANNER

Planning Department
Civic Offices
Havant
Hants
PO9 2AX

Thursday, 23 September 2010

Dear Sir/Madam:

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

Approval of reserved matters application

Construction of 1 no single dwelling

Resubmission of APP/10/00396

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 heigh, 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 have made the hips slightly larger and inserted small dormers to provide additional first floor headroom. I have also handed the property so that the garage is on the east side.

The submitted scheme has been developed on the basis of the above matters.

The submitted scheme provides a well designed chalet bungalow which retains the 1m gap to boundaries as shown on the outline consent.

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 consider the transgression to be extremely minor and not to give rise to an overbearing building or loss of sunlight.

For #26 – which looks onto the hipped roof of the garage part – it is clear that the ridge line is well within the allowable tolerance.

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.

Yours sincerely,

Stephen Jupp

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