



13th April 2021

Ms Lesley Wells
Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO92AX

RE: Retrospective Planning application ref: APP/20/01204 (Point View, 10 Western Parade, Emsworth, PO107HS)

OBJECTION

Dear Ms Lesley Wells:

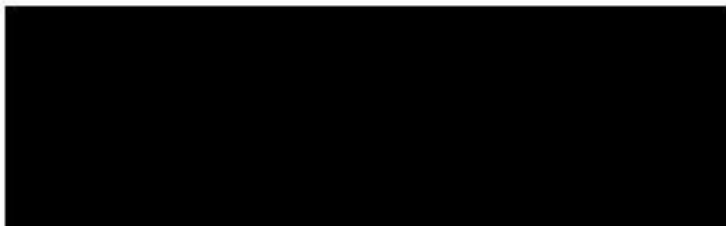
Further to your letter of 6th April 2021 regarding the above retrospective planning application, we have observed the progress of this building every day and strongly object to this latest retrospective application and wish to make the following comments, submitted today, 13th April 2021, before your consultation deadline of 14th April 2021.

- The building has clearly been built further south than the previously approved plans and thus forward of the Western Parade building line.
- The building has been built clearly higher than shown on the originally approved plans.
- The design has breached the original April 2019 design statement which specifically promised that the property will be no higher than Nos 9 & 11 Western Parade, stating: *"The height of the proposed dwelling would not exceed that of number 11 or that approved at number 9."* The nearly completed but still unfinished roof ridge has yet to be tiled and capped and yet is already clearly **higher** than the rooflines of both properties which makes a mockery of the 24/2/2021 proposed street scene rendition submitted under APP 20/00122 showing it to be broadly level with number 11 and below number 9. Conveniently, the current application has **no** revised street scene rendition. We believe this building when finalised may well be the tallest on Western Parade.
- The existing outbuilding roof has now been removed and has been clearly raised higher than it was previously. We believed that this outbuilding was always to remain at its original height and roof outline.
- On a matter of privacy, we note that other proposed windows on the east and west elevations which affect neighbourly privacy have been specified as Obscure Glass. We feel there has been an oversight in relation to the upstairs ensuite/bathroom window on the North elevation (shown as the proposed north facing upper left window on PL508 REV C north elevation), as this bathroom window will look straight into our south facing upstairs front windows. We therefore object to it on privacy grounds and request that it too be re-specified as being comprised entirely of Obscure Glass (OG).
- The design, appearance and layout of this building has changed so many times that it is hard to keep track of the justification for any of the changes that have occurred in the drawings which have little in the way of accompanying details, supporting documentation, measurements or reality to what has actually been built.
- Aside from questioning why such an already excessively glazed house should be seeking permission for 9 main roof velux windows/skylights, they are already being fitted regardless without waiting for any planning decision.

We completely endorse and support every previously registered objection as shown on your planning application pages in relation to this build. Despite the already numerous documented objections on this case and its related applications **20/00122** and **19/00421**, this building has been constructed in significant variation and complete disregard for the originally permitted application 20/00122. It is still proceeding with complete confidence that everything that has been flagrantly altered will be approved. This makes a mockery of the whole process of planning, commenting, and objecting if buildings under the Havant Borough Council planning control are always likely to be constructed in future using the method of just-submit-plans-that-will-get-approved-and-then-go-ahead-and-build-whatever-you-want! There has been a troubling lack of clarity in the whole process behind this application which we find disturbing. Have regular site visits not been conducted to address all these concerns, to make sense of the insufficient documentation and inaccurate plans? How can we take comfort that there is a robust process in place?

The process of building a new house in any neighbourhood should surely aim to be a harmonious compromise, and one being built immediately adjacent to the Chichester Harbour AONB boundary has even more interested parties to keep happy. Yet the neighbourly distress this build has generated over the last 2 years is quite troubling to have witnessed. The really troubling question we keep asking ourselves is: "Why?" Why would you knowingly go ahead and start building something that was different from the approved plans and design? And why would you then **keep** building it when you don't have permission? Why isn't this unlawful? I can only surmise that this is a well-trodden path of brinkmanship and circumvention to getting approval for what you want. I wish it wasn't, and that the building at 10 Western Parade had been built in accordance with the previously approved plans. Sadly, it hasn't.

Yours faithfully,

A large black rectangular box redacting the signature of the sender.