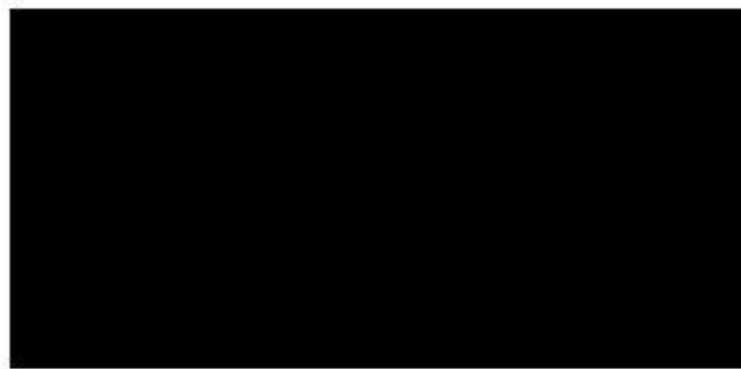




HAVANT BOROUGH COUNCIL

YOUR REFERENCE: APP/19/00421

POINT VIEW, 10 WESTERN PARADE, EMSWORTH PO10 7HS

Demolition of existing dwelling and construction of a replacement 1 No. 3 bed detached dwelling, including balconies to front elevation and Juliet balcony to the rear.

15th May 2019

Dear Sir/Madam

I am writing on behalf of myself and my wife regarding the above Planning Application and we wish to register our strongest opposition to the scheme as it is in its present form.



We would like to know on what basis the proposed scheme is being considered as the Application and Planning and Design & Access Statement refer to the Demolition of the existing property, but the drawings refer to 'Double storey side extension, new roof and internal alterations' this is to avoid any inconsistencies in the Planning process.

The present scheme is totally at odds with the other properties along Western Parade by virtue of its considerable bulk. Whilst some of the other new properties appear on the block plan to be of a reasonable size Nos. 7, 8 and 9 all have a single storey element with a clear view through the plots to the rear – something the Conservancy and Planners wanted when considering their re-development. Indeed Number 8 was made 1m narrower to accommodate this.

The proposed development for No. 10 is for two storeys across the whole Plot and as drawn will totally dwarf Nos. 9 and 11 Western Parade, causing considerable loss of light and overlooking these two properties. Indeed as drawn some of the land shown is not in the applicant's ownership.

In the design statement it states that the property will be no higher than Nos. 9 and 11, but this is difficult to consider from the present drawings, especially when taking into account the raising of the ground floor to the desired flood level and current construction of ground floors which take up some 580mm.

The design brief states that the proposed property has been moved away from No. 11 to reduce the impact, this is the case but the impact on No. 11 will be quite dramatic and the part of the existing building built to the boundary at present is a single storey former garage converted to living accommodation.

The section of the Design brief dealing with Flood Risk is again ambiguous. It states 'the proposals are for alterations to an existing dwelling'. This is clearly not correct as only one wall and one part wall of the existing garage and Flat over are all that will remain of the original buildings. A Flood Risk Assessment certainly was required for Nos. 7 and 8, is this not now the case considering an increase in Global Warming.

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The proposed design and colours are not in keeping with the rest of the properties on Western Parade. 95% of all walkers, and there are many, comment on the open aspect and the slender constructed buildings, making it a pleasure to walk this route. A substantial building as the proposed dwelling in dark colours will substantially detract from this.

We cannot also agree that the impact on the amenity will not be harmful to No. 11, which is more modest in size than other properties. It will be totally over shadowed and from the balcony you will be able to look straight into the property. Similarly No. 9 will be in the shade from early afternoon onwards each day with the loss of amenity light to the Utility and Study rooms on the ground floor and the Dining Room windows on the first floor. In addition by infilling the area between the existing house and garage, No.9 will be confronted by a building some 24m long on its boundary.

There also appears to be an anomaly with the red lines, as drawn on drawing No: 18065 PL-001, which has been drawn along the front line of the existing porch – shown on drawing No: 18065 PL-002 as a conservatory and not on the line of the main building. It is proposed that the new dwelling will sit even in front of this. There is a clear site line between Nos. 7 to 9 which has been sacrosanct in previous applications.

The property cannot be moved to the rear because of the position of an adopted foul sewer, this was diverted for Nos; 7 and 8 at considerable cost.

In conclusion, we feel that the proposals are an inappropriate over-bearing development of the Plot and because of the variance in submitted drawings any amended scheme should be accompanied by a fully dimensioned set of plans and elevations to avoid any misunderstanding when consideration is being debated.

