

Comments for Planning Application APP/17/00085

Application Summary

Application Number: APP/17/00085

Address: 2 Palmers Road, Emsworth, PO10 7DL

Proposal: Demolition of existing garage and construction of 1No. one bedroom duplex apartment with associated refuse and recycling. (Resubmission).

Case Officer: Rachael McMurray

Customer Details

Name: Dr Philippa Oakley

Address: 2 Palmers Road Emsworth

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to formally object to this application for the following reasons.

1. The application seeks to remove parking from existing flats that was part of their original approval.
2. The resultant additional residential parking on the street will have a detrimental effect on the economic viability of small businesses to North Emsworth. Many businesses rely on quick easy access - eg fast food outlets etc.
3. The red line of the application covers an area of land that we have a right over to park on - however, the applicants have incorrectly filled in certificate A on the application and we have not been formally notified.
4. We have concerns that the proximity of the building could have a detrimental effect on the light to our property and would like to see a rights of light study carried out to prove we will not suffer a loss. It would be nice if this was done prior to approval/ construction.
5. We dispute the boundary line as drawn. It appears the agents have not carried out a full survey of the land. We would be open to agreeing to appointing with the applicants a joint surveyor to measure the land and then we can agree the exact boundary position.
6. We have concerns that the waste storage associated with the scheme could impinge our use of the car park spaces etc. The position of their waste storage is not clear on the plans.
7. We would like reassurance that the access to our parking will not be affected during the works as we require constant access to our parking area throughout the day and at weekends. We have already had issues with the applicant's agent (the applicant's agent has been blocking the access to our parking with his vehicle).
8. Our property is commercial - how does the scheme safeguard against future residents complaining about noise etc. We note the scheme has secondary windows from the primary rooms - [living and bedroom] facing our property. If these were removed it would reduce

overlooking and any noise from parking/ bin areas affecting the occupiers. The aforementioned rooms already have street facing windows.