

Comments for Planning Application APP/17/00633

Application Summary

Application Number: APP/17/00633

Address: The Orchard House, Western Avenue, Emsworth, PO10 7LP

Proposal: Demolition of existing dwelling and erection of 25no. retirement living apartments with communal facilities, car parking and landscaping to include the removal of some onsite protected trees (subject to an Area Tree Protection Order 2068/2017) and provision of replacement tree planting.

Case Officer: Rachael McMurray

Customer Details

Name: Mrs Amanda Mellery-Pratt

Address: c/o Trevanion 1 Beach Rd Emsworth

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Mrs Amanda Mellery-Pratt

(daughter [REDACTED] for David Mitchell)

Trevanion

1 Beach Road

Emsworth

PO10 7JS

[REDACTED]

Mrs Rachael McMurray

Planning Development

Havant Borough Council

Public Service Plaza

Civic Centre Road

Havant PO9 2AX

13th July 2017

Ref: Planning Application - APP/17/00633 - Objection

Effect on Character of the Area

I am writing to you to notify Havant Borough Council of my objection to the proposed development

at Orchard House, Western Avenue. I am the daughter of Mr David Mitchell at 1 Beach Road and named on the title deeds of the property. I believe the intensity of the proposed dwelling, the footprint and height is completely out of character with the appearance of the area.

In writing this objection I acknowledge the need for housing the area, and particularly for the growing elderly population. However a dwelling for 50 residents with balconies and roof spaces is not appropriate for this residential area, the poor design allowing residents and visitors direct view of our family's living spaces and four bedrooms as well as neighbouring homes.

Effect on Living Conditions

Policy CS9 of the Council's Core strategy requires housing proposals to respect the character of the surrounding area. It is considered that the proposed development fails to do this, and in this respect the proposal is in breach of the policy.

Effect on Living Condition.

The application involves provision of car parking areas adjacent to the rear boundaries of existing houses, and this is likely to give rise to noise and disturbance when residents and visitors arrive and depart at unsocial hours.

The area close to the north east corner of the development is especially vulnerable to such disturbance as there are bedspaces within houses very close to the common boundary.

Boundary - Fence & Hedging. It is proposed that the hedging along the east facing boundary line is retained but thinned to 50cm. This is already a poor hedge from the east side and no due-diligence has been undertaken to view the poor and weak state of the hedging from Beach Road although this has already been raised directly during public consultation. I do not consider thinning a mixed hedge including ivy and hawthorn to 50cm to give adequate protection against pedestrian traffic or car noise.

Flood Risk

Both policies CS15 and DM25 refer to flood risk matters, and it is clear that Emsworth is acknowledged to be especially vulnerable to the impact of development on flood risk.

The proposed development will introduce a very large structure into a low density area and this will have a marked impact on the pattern of run off. It will also introduce a large building which can impact on the groundwater behaviour on the site and the surrounding area . Given the especial concerns regarding flood matters in Emsworth it is considered critical that both surface and groundwater impacts of the proposed development are fully examined and understood before the application is decided. If there is any doubt or lack of information about the impact on the surface and groundwater flooding, then in accordance with the policy of CS8 and DM25 planning

permission should be refused. There has been numerous times of water flooding in the western end of 1

Loss of Ambience. We will also be affected in low sunset time with loss of light. Frequently in the evening the low sun is able to pass through the land at Orchard house, and the light is reflected from windows on the east side of Beach road. This light is beautifully reflected into our homes and garden as a result.

Ambiguity of plans for the top storey open access. What provision on the 3rd story will be open access to residents on balcony areas? It is out of keeping of the entire area to have public or residents access at such a height and affects the privacy of all gardens at Beach Road as a result. This would lead to a total loss of privacy in the rear of Beach Rd gardens. I have concerns about the harm this loss of privacy will cause our family members who use this area during the summer months with small children and sunbathing over the last 52 years that we have owned the property

Amanda Mellery-Pratt