

HAVANT BOROUGH COUNCIL

7 MAR 2023

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5 March 2023

Dear Ms Wells

Application – APP/22/01136 |Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

We are writing to object to the subject proposal, particularly the addition a new stand-alone 3-storey dwelling. Whilst we broadly support local initiatives in line with the National Planning Policy Framework and Havant Borough Core Strategy, the current plan for a large 3-storey new-build will have a negative impact on the built environment of the Emsworth Millpond Conservation area and is likely to set a precedent for future planning applications.

This development will detract from the conservation area enjoyed by many hundreds of residents and visitors every day and quite literally casts a shadow into the conservation area. It has a direct impact on our residential property and the amenity we enjoy. We have a highway safety concern based on the complexity of the Warbington Road/Havant Road junction and have individually witnessed several near-miss incidents in recent months. We also believe that there is a greater Flood Risk impacting lower lying neighbouring properties to the East and South-East, noting that Fiscal House had a significant tidal flooding event on 14 February 2014.

Details of the objection:

Impact on neighbouring properties including [REDACTED] – The proposed 3-storey extension has a higher roof elevation than the adjacent Church and Bath Road properties to the East and South-East. The East elevation overlooks the rear of Bath Road properties and will significantly affect the light entering our garden during the late afternoon and dusk period, particularly in the summer.

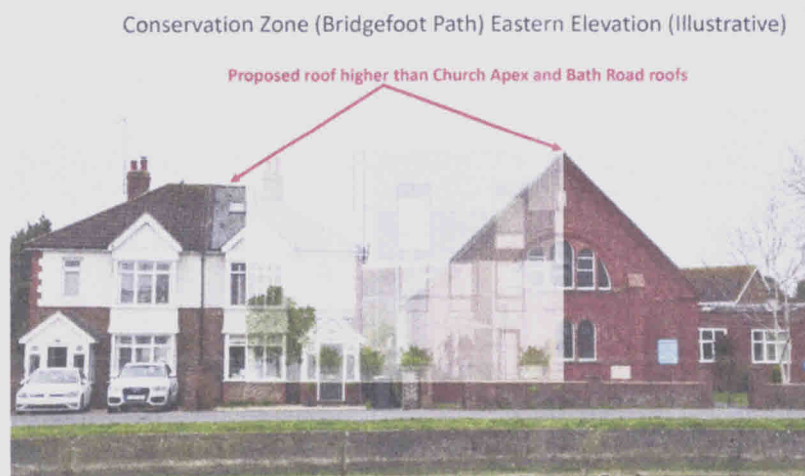
Design and impact on Conservation Area – The proposed 3-storey dwelling will have a significant and detrimental impact on the current views from various positions around the Emsworth Millpond. Given the consistent and robust line that has been applied to minor roofline alterations to properties in the conservation area, I believe that this development would set a precedent for future applications involving both roof lines and the use of unsympathetic materials.

Flood Risk Assessment – The last significant flood event when Fiscal House was flooded occurred on the evening of 14 February 2014. The comprehensive assessment commissioned by the applicants makes no mention of this, nor does it include a statement on the impact of the proposed development on adjacent residential properties to the lower elevations of the East and South-East. It appears that the report is purely concerned about

the integrity of the Fiscal House site and we would wish to see a legal indemnity imposed as a planning requirement in order to protect adjacent residents.

Highways and Parking – The Junction between Warblington Road and Havant Road is becoming increasingly congested with cars, cyclists and pedestrians. It includes a 2-way traffic flow into a single lane stretch that has limited sight lines from the junction and Fiscal House entrance. We have individually witnessed a number of 'near-miss' incidents, involving pedestrians and road-users. Given the very limited use of the site by vehicles for the past 5 years and increasing congestion, we would challenge the historical assumptions in the traffic report and request that a survey is conducted to assess the real risk.

To assist in your appreciation, we also include a rough mock image of the impact of the new dwelling on the local amenity of Emsworth Millpond.



We have discussed these objections with several other Bath Road residents and have written separately to [REDACTED] k his support.

Yours sincerely,

[REDACTED]

Edited version submitted on portal