



10 February 2022

Mr Graham Speller
Planning Team, Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Your Ref: APP/21/01437

Dear Sir,

5 Seaview Terrace, South Street, Emsworth, PO10 7EN

We live at [REDACTED] and we write to object to this planning application. In particular we have concerns regarding the following issues:

Rear Store

The proposed rear store runs from the east boundary wall across the whole north face of the building and out across the slipway in front of [REDACTED] Orange Walk. All this way it abuts the southern boundary walls of [REDACTED] Orange Walk and with a proposed pitched roof height of approximately 3m creating a wall height difference of 1.1m the effect will be of an overbearing structure [REDACTED]

[REDACTED]
(See pictures 1 and 2)

East Dormer and Porch

The dormer windows as viewed [REDACTED] are large and obtrusive; jutting out from the roof to level with the eastern border of our property, the roof of the east porch reaches the base of the dormers and extends outwards to the east boundary [REDACTED] These constructions add to the already mentioned overbearing effect of the rear store. In addition we would seek clarification with regard to the glazing of the dormers [REDACTED]

[REDACTED]
(See pictures 3 and 4)

Policy CS16 (High Quality Design) states that the development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Conclusion

We have not commented on the significant development of the south elevation, others more intimately involved will do that however we do register our concern that these proposals as a whole appear to fall short on a number of instances ie:

The Proposed Development:

- is not of a high quality design as required by policy CS16;
- would have an adverse impact on the Chichester Harbour AONB contrary to policy CS12
- would not respect the designated heritage assets which include 23 Tower Street (Grade 2 listed) and the Emsworth Conservation Area as required by policy CS11
- would have a serious adverse impact on the amenities of the neighbouring properties.

Yours sincerely,



Encl: x4 Pictures



