

Sent: 09 February 2021 12:37

Subject: Point view 10, Western Parade, Emsworth PO10 7HS APP/20/01204

Good Morning

Address: Point View, 10 Western Parade, Emsworth PO10 7HS

Proposal: Construction of a replacement 1 no 3 bed detached dwelling, including balconies to front elevation, and alternation to rear outbuilding (Revised)

REF: APP/20/01204

Good Morning

We refer to your notification dated 22 Jan 21 regarding the above application and as previous applications on this site it is lacking clarity and is misleading in its wording.

There is no reference to the fact that the building has been built in front of the agreed site line or that it would appear that the contractors are working to drawings which are at variance to those approved.



Referring directly to the notification we would respectively point out that it has been mis advertised and circulated as (Revised) whereas because of the advanced stage of construction the documents should clearly refer to the application as RETROSPECTIVE. [Redacted text] had to apply for 'retrospective planning' for the relatively minor matter of an incorrectly heighted fence surely rules should be equally applied. This would have at least alerted less informed members of the public to the current breach.

The current construction is not only some 450mm longer in depth than the approved drawings but has also been built in front of the approved site line by similar amount.

The uniform site line was the subject of much discussion and ultimate agreement by all parties and was part of the approved dwelling layout.

The current location plan 18065-PL-501 still shows the house in its approved position and does not show the true as built position which is easy to view from our balcony. What has been constructed is a flagrant breach of the planning process.

We will also carefully look at the overall roof height when constructed a scaling the amended drawings indicates an increased height of between 150 and 200mm – no street scene is included in this latest application!

There is an addition of 7 rooflights to the main roof area which are relatively close to the eaves. In line with other properties that first floor ceiling height is lower than normal at the eaves, has consideration been given that these will overlook adjoining and other neighbours.

Can you confirm that the 'DARK SKIES POLICY' no longer applies to new dwellings in Semi-rural area?

We object to this latest application, [REDACTED]

[REDACTED]