



24 March 2020

Subject – Planning Application - APP/19/01240
Demolition of existing bungalow. Erection of 2No. 4 bed dwellings with parking and cycle storage.
1A St James Road, Emsworth. PO10 7DN.

For the attention of Mr. David Eaves, Case Officer.

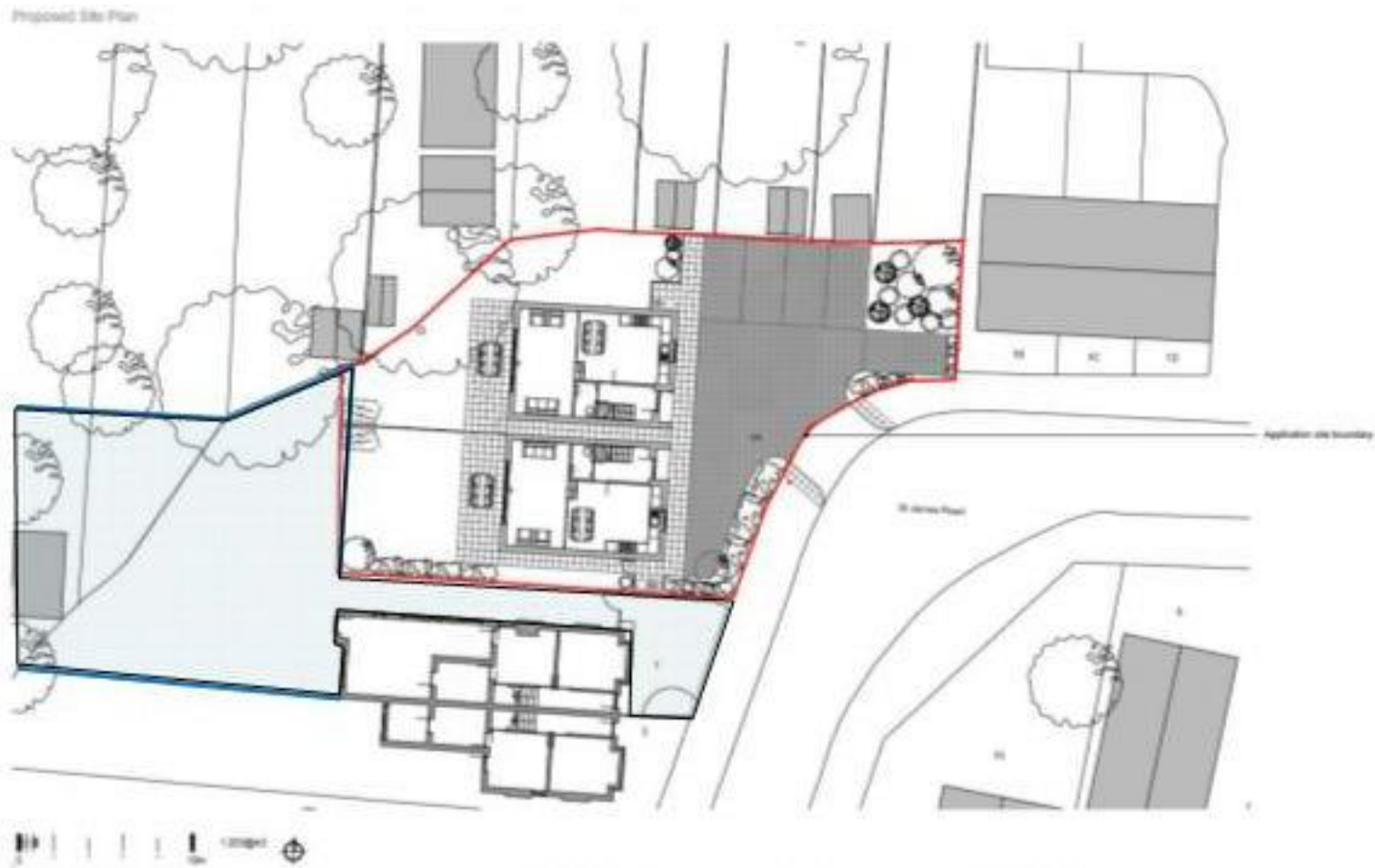
Dear Mr. Eaves,

I am writing to you in connection with the above planning application, which has been assigned to you as Case Officer. Having examined the application documentation currently submitted and under consideration, I wish to object strongly to the proposed development before you on the following grounds –

1. We request a condition is added to any planning consent to remove Permitted Development Rights. This is essential to safeguard development and neighbouring properties from future extensions including loft conversions etc. Any future development to the site will seriously impact further the privacy of neighbouring properties and must be regulated & approved by HCC to ensure adequate future protection & assurance is given to neighbours.
2. The size of the rear gardens are dis-proportionate and too small for the size of the dwellings proposed at just 9.4M.
This falls short of the stated 10m requirement outlined in the Borough Design Guide SPD which supplements Policy CS16.
3. The rear 'Juliette' balconies would overlook a large portion of our rear garden which incidentally wraps itself around the complete length of rear boundary to the proposed dwellings. The rear gabled elevations and 'Juliette' balconies would create a loss of privacy and an unacceptable overbearingness detriment to the enjoyment of our garden area.

In addition, even with the proposed hedges providing screening between 1a and 1 St James Road the 1st floor balcony and windows will still likely have a direct view into the kitchen/diner and playroom of 1 St James Rd seriously impacting on our privacy.

4. The proposed Site Plan does not accurately reflect the complete garden associated with 1 St James' Road. The area highlighted in blue below is the land registered to 1 St James' Road, our main seating area falls directly in the sight line of the downstairs & upstairs rear windows of both proposed properties. (Please note that this sketch is not to scale, drawings can be provided from Land Registry & and Chartered surveyor if required.)



5. Parking in St James Road is a concern, cars are continually parked on the pavements along large sections of the road. St James Rd is often used as a car park for the local train station, church and restaurants. Parking restrictions in place along St James Rd are often ignored and relaxed during the evening and Sundays having a further impact on the local residents. The corner on which the new development is located often has cars performing turns & speeding through using St James Rd as a rat run. Although the new development has five dedicated car parking spaces the likelihood is any larger vehicles/vans/visitors will require on street parking adding the ongoing issues.
6. Surface water from 1a St James Rd naturally flows downhill into the gardens of several neighbouring properties along Victoria Rd and the garden of 1 St James Rd. Over the past few months a significant amount of trees and other vegetation has been removed from the site of 1a St James Road. Much of these previously green areas of 1a St James Rd are to be converted to house build and paved areas. This will likely result in further surface water leaving the site potentially further impacting the neighbouring gardens & outbuildings. We would like reassurance this potential issue is considered and that soakaways are not implemented within the new development rear gardens to drain rain water collected from site. The previous design indicated soakaways would be used.
7. DAS states no neighbouring windows will be blocked by the new development. This is untrue as large ground floor door mounted window on the North wall of St James Rd will be blocked. This design of door was purposely installed to improve lighting into the ground floor lounge area of 1 St James Rd.