

Comments for Planning Application APP/19/00567

Application Summary

Application Number: APP/19/00567

Address: 45 Bath Road, Emsworth, PO10 7ER

Proposal: Side extension incorporating mezzanine floor; alterations to existing dwelling; installation of flue on north elevation.

Case Officer: Tina Pickup

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs Re: APP/19/00567, Proposal for 45 Bath Road, Emsworth, PO10 7ER

As owners of the north adjacent No 44 Bath Road, we object to aspects of the proposed new build which would replace the to be demolished north single storey (barn) structure.

The height of the present single storey barn is not identified in the proposal drawings or description.

By scale interpolation it would appear that the existing two single storey gable-ended (barn) structures have each a roof ridge height at 7.8 metres.

The proposal is to replace the northern (barn) with a replacement building having a ridge height at 9.9 m, being the same as the adjacent two storey extension. In addition, the new north facing flanking wall and roof is to extend beyond the present building line. Referring to TSBP drawing EO3, proposed south elevation, by scale interpolation this would appear to be a forward advance on the building line of 1.2 m. Although this is described as the open veranda area it is complete with side walls and roof making it 'de facto' an extension to the building line.

Our objection is that the proposal is for an over-massive, overbearing structure relative to the site and situation, and which would affect the light and outlook aspects of no 44.

No 44 was built with the main aspect south facing over the barns which were a part of the property.

The proposed new build on the site of the demolished north (barn) would have an intrusive and out of proportion proximate effect and impact on south aspect rooms of no 44, i.e. two ground floor and three first floor rooms.

We consider that what looks inappropriate from our proximate position will also appear odd from

the Promenade, from Bath Road and Bridgefoot Path. (Emsworth Conservation Area 3.13 refers).

In addition, there is a proposed mezzanine level with a west facing window looking over our property with a loss of privacy.

The apparent purpose of increasing the new build floor level by 0.6m is so as to get a marine view from the new lounge glass gable end.

We can see no case for increasing the new build roof ridge height by more than the 0.6 m (1.5m less than is proposed) given that the new build lounge would have a full height vaulted ceiling.

There would be no privacy intrusive mezzanine if the new roof line was at 8.4 m.

The new veranda should not have an associated wall and roof structure beyond the current building line.

We think that the tiling of a new roof should seek to match the existing roofs by, for example, recycling the existing weathered roof tiles.

We believe our objections are in line with HBC Emsworth Conservation Area March 2010, re/Urban Form and Buildings:

5.6 The design of new buildings ... be sensitive to the scale and character of the site and area ... respect and maintain building lines ... within the Conservation Area.

5.3 The original characteristics of buildings (in particular ... roof coverings) should be respected and retained and reinstated.

Yours sincerely

A large black rectangular box redacting the signature of the sender.

Addendum note.

1) With reference to your policy we are happy that our comments are published as above. Mr and Mrs Broad are aware of our views.

2) We give notice that if the application is referred to the Development Management Committee we or our representative wish to attend.