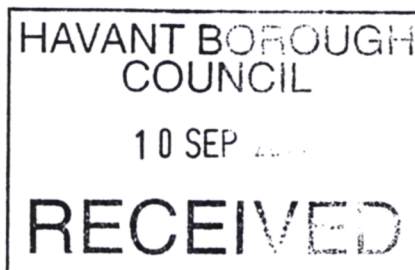


Havant Borough Council
(Planning Department)
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX



09 September 2019

Dear Sirs,

Re: APP/19/00731 - Application for variation of Conditions 7 (parking layout) and 11 (approved plans), and removal of Condition 9 (garage retention) of Planning Permission APP/18/00297 (Erection of 1No. 3 bed dwelling) to allow for revised layout and design of approved dwelling - 9A Warblington Road, Emsworth, PO10 7HE

I am writing to you to comment on the above planning application.

Background

Various plans presented by the previous applicant, under APP/17/01089 and APP/18/00297, showed the proposed dwelling forward of the existing building line and at angle to the other dwellings along Warblington Road, which are staggered with a nominal north-south alignment. The final approved plan "KAD 01 A PPNB rev H" (is the planning document reference correct as "PPNB REV A" in the planning document list?), showed the dwelling orientation altered to the nominal north-south alignment, albeit still somewhat forward of the building line.

This latest planning application form lists nine alterations to the previously approved plan. The list is misleading in that it is not comprehensive; for example it omits the significant alteration on plan "100/200-A-D rev D" whereby the orientation has reverted to that which was previously not approved.

Local Planning Principles

The proposed development should look to the immediate site context for reference and respect the layout and character of the surrounding area. Havant Borough planning policy, regarding Warblington Road in particular, is given in SPD Appendix 1, 3 c. This states "In the event of new development the relationship of building line to street frontage within the immediate context should be observed."

The planning principle for this immediate locality is reiterated in Havant Planning Department letter reference GEN/14/00320, dated 10 April 2014. This refers to Havant Borough Core Strategy March 2011, Policy CS16. At criteria 1.c) it is stated that "Uses the characteristics of the locality to help inform the design of the new development including ... existing building lines" Here the planning advice regarding the building line is that "no structure should project forward beyond this 'line' in order to retain the open character of the area"

Comments on latest proposals

The proposal conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012“.

1. Orientation: The layout of the surrounding area has the dwellings on both sides of Warblington Road set at an angle to the road and staggered with a nominal north-south alignment. This arrangement of a natural stagger to follow the line of the road contributes to the special and spacious character of this area.

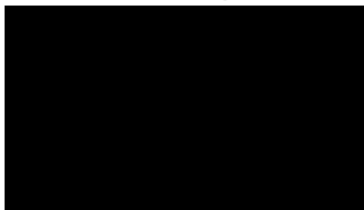
The orientation of the proposed development, which was not previously approved, does not follow the pattern of neighbouring properties along Warblington Road.

Additionally, the proposed orientation takes its north-west corner towards the line of the existing two storey gable of the adjacent Number 11, thereby reducing the apparent spacing from about 2m to 1.25m, as seen from the street view. The two properties appearing so close together will give an impression of greater bulk and does not reflect existing spatial characteristics.

2. Building Line: The proposed development encroaches forward of the existing consistent building line along Warblington Road. The minimum distance from the street boundary to any point of the building should be stipulated in the planning permission and shown on any approved plans.
3. Boundary Wall: The Proposed Plans continue to show the length of street boundary wall between the entrances for No11 and the proposed development. This was also shown in the Proposed Entrance Plan for APP/17/00940. During the preparation of the new entrance, the section of wall between the two entrances was demolished, to the detriment of the street scene. The plans imply that this will be reinstated.
4. Landscaping. The SPD states for the local area to “encourage residents to maintain and enhance their landscaped gardens”. The present proposals for the development seem to remove all of the mature trees and shrubs existing on the plot. The entire “landscaped” area of the proposed development consists only of hard surfacing and grass. The proposed orientation of the dwelling reduces the available area for car parking and landscaping.
5. Ridge height. The ridge height appears from the plans to be approximately 7.0m, which would be acceptable compared with neighbouring properties. Any planning consent should specify the maximum allowable ridge height above ordnance datum.

I have no objection in principle to the development. I do object to the current planning application in line with my above comments. It must comply with the adopted policies of the Borough.

Yours faithfully

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

Enclosure: Map showing building line

