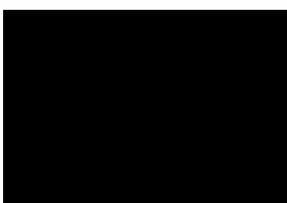




Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX



12th November 2018

Re: Planning Application at 4 Silvertrees Emsworth PO10 7ST
Letter Ref: APP/18/01065

Dear Sir/Madam

Thank you for your letter dated 26th October regarding the above planning application. Having reviewed the available documents a number of concerns are raised.

The development calls for a two storey extension to the north and east elevations. As you are probably already aware the north and east boundaries are adjacent to the gardens of six properties, four to the north and two to the east. These properties are bungalows.

The two storey development plan shows the movement of an existing upstairs main window (bedroom?) further to the east boundary by several metres. In doing so the occupants would be afforded a better view of, and be closer to the private spaces of several of the bungalows.

It is known that at least one of the neighbouring bungalows has a restrictive covenant preventing the construction of windows above plate level. This is to protect the integrity of the privacy in neighbouring properties. The proposed movement of the upstairs window closer to the boundary would seemingly create a conflict in the privacy rights of neighbouring properties.

The plan of the North elevation shows an approximate increase in area of 30%. Being a two storey construction this elevation becomes overbearing in scale when considered alongside the single storey neighbouring buildings as the proposal places the construction right next to the boundary.

The length of the side extension plan shows a substantial increase in length of approximately 200% (no dimensions available), the footings of which will be right on the boundary next to the fence. The excavation of these footings may even encroach past the boundary line at depth. This poses a risk to neighbouring trees and shrubs with the potential for root trauma as well as ongoing issues with irrigation and loss of light. Consideration should be given to mitigate these concerns during planning, else it could render the authorities complicit in the damage caused. Builders just dig holes according to plans, it is the planners who must consider these risks.

Emsworth is known to have a high water table and has areas with greater flood risk as highlighted by the councils own "Emsworth Flood Risk Assessment" document and the NRA flood risk maps. The development property is situated near to the edge of the river Ems flood risk zone and just a few years ago a flooding event was experienced in neighbouring properties that resulted in gardens under several inches of water due to prolonged rain and ground saturation.

With the seemingly unabated development in the local area this inevitably results in the loss of natural drainage and raises a concern with the development site. Whilst no dimensions are present on the plans an assessment could conclude the footprint of the proposed development (with associated patios) could be doubling in size, significantly reducing the soak away capability on the plot. Measures would need to be taken to ensure surface water has sufficient drainage.

In conclusion, the development proposal could compromise the privacy of a number of surrounding bungalows with excellent views overlooking their private spaces. The scale of an already large house will be increased further thus creating an overbearing (relative to the surrounding bungalows) north elevation right against the boundary.

Whilst the choice of elevations for the extensions is understandable, we hope the planning authorities will show balanced consideration for neighbouring properties.

Yours Faithfully

