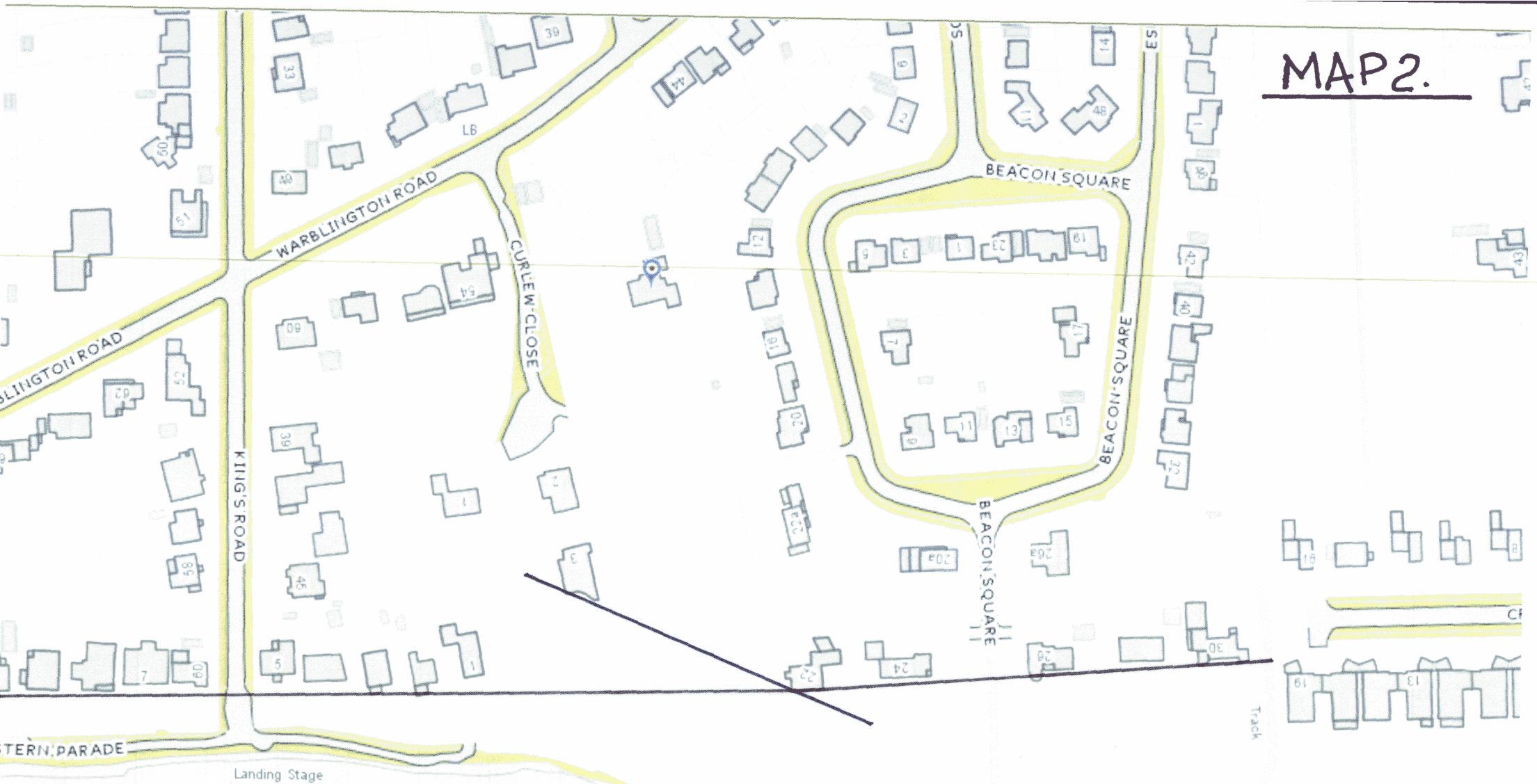


MAP2.



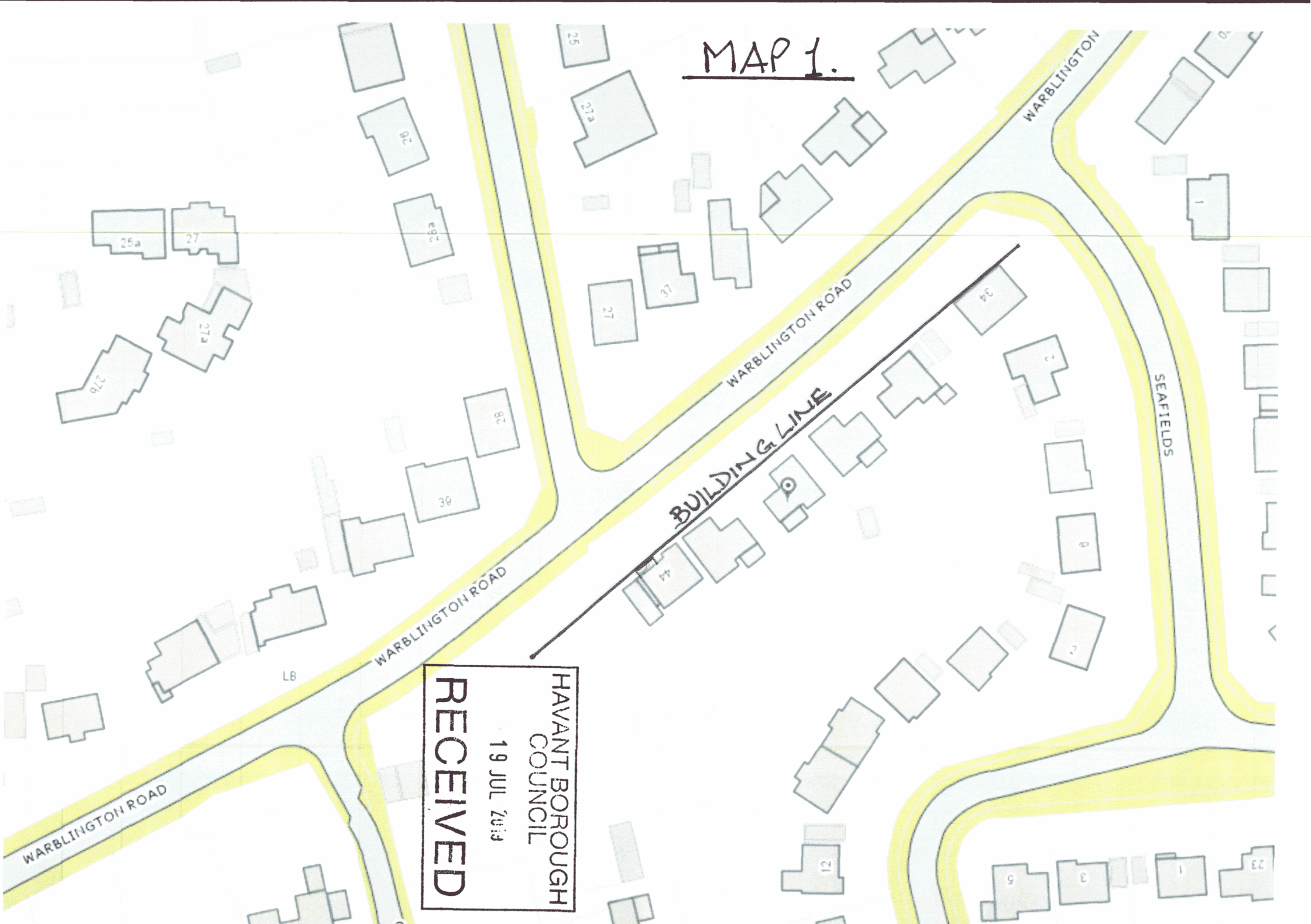
— PRIMARY BUILDING LINE
— BUILDING LINE OF ADJACENT PROPERTIES

HAVANT BOROUGH
COUNCIL

19 JUL 2019

RECEIVED

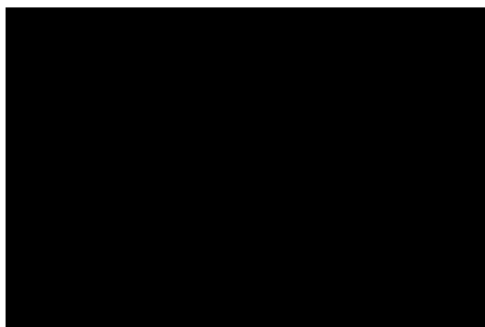
MAP 1.



HAVANT BOROUGH
COUNCIL
19 JUL 2013
RECEIVED

I have no objection in principle to the garden of the existing 46 Warblington Road being developed for the erection of additional dwellings. I do object to the current planning application in line with my above comments. It must comply with National Policies and the adopted policies of Havant Borough.

Yours faithfully



Enclosures

1. Map 1, showing the building line for Warblington Road
2. Map 2, showing building lines for the Coastal Path.

To comply with the above stated Havant Planning policies, dwelling Unit 5 should consequently be set back to that building line and, furthermore, its orientation should be parallel to Warblington Road rather than to the proposed new access driveway.

The building line is shown in red on the enclosed Map 1.

2. Architectural context of Dwelling Units 5 and 6

The Planning advice in a letter dated 17 November 2016 (transport Statement Appendix 1) included the following...

"In terms of the architectural context, the immediate locality comprises a broad and ranging mix of architectural styles (most notably in glazing arrangements), but in the main this comprises a predominance of two storey dwellings with pitched roofscapes. In this context the proposed pitched roof option is more appropriate."

For Dwelling Units 5 and 6 the predominant local roofscapes along Warblington Road (including Fowley Cottage itself) are hipped or half-hipped, with an occasional forward-facing gable for windows. The plain low-pitched gables of these two Units, as seen from Warblington Road, would not sit well against the backdrop of Fowley Cottage.

Locally along the coastal path, older properties are currently being replaced by a mix of contemporary styles. Here the proposed architectural style of the application would not appear out of place. However, the properties along Warblington Road, whilst being varied, maintain certain architectural features and coherence that local residents and visitors to the town seem to appreciate.

National Planning Policy Framework 2019, in paragraph 131, says...

"In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

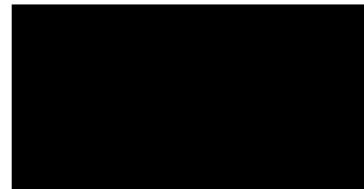
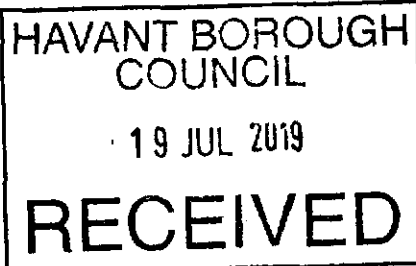
3. Relationship of the proposed Dwelling Units to the coastal path of Chichester Harbour AONB.

Because the southern boundary of the development is also a "frontage", in this case to the coastal path bordering the Chichester Harbour AONB, Havant Borough planning policies with regard to the building line will also apply.

There is a strong case here for using a building line derived from the adjacent property dwellings. This is because it is a natural line that is parallel to the line of the shore in this immediate vicinity, shown in blue on the enclosed Map 2.

In any event, no part of any dwelling within this development should encroach beyond the strong primary building line shown in red on the enclosed Map 2.

In general, the current planning application should be based on current planning policies and any historical planning consents, outline or otherwise, granted prior to the issue of these policies should be disregarded.



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

For the attention of Ms Daphney Haywood, Planning Case Officer

18 July 2019

Re: APP/19/00623
46 Warblington Road, Emsworth, PO10 7HE

Dear Ms Haywood,

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

The Design and Access Statement submitted with this Planning Application states (under 2.2 / Constraints)...

"The site is located within Landscape Character Area 25 (LCA 25 – Emsworth Western Suburbs) within the Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA).

"Whilst the site exists within a developed area, the guidance does make reference to

- Proposals require appropriateness to the Chichester Harbour AONB context
- Preservation of the special character of the Warblington Road streetscape

"All of the above guidance has been carefully incorporated into the proposals."

Regarding the above statement, please consider the following points:

1. Relationship of the proposed Dwelling Unit 5 to Warblington Road

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 the neighbouring 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 heights, massing, ... 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".

The Design and Access Statement submitted with this Planning Application shows (under 5 / Policy Statement) that Dwelling Unit 5 is significantly forward of the strong building line established by the immediate neighbouring properties numbered 34 to 44 Warblington Road. This building line allows for the local forward extension to 44 Warblington Road, already approved by Havant Planning.