

Comments for Planning Application APP/23/01078

Application Summary

Application Number: APP/23/01078

Address: Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Proposal: Demolition of existing dwelling and replacement with 4No 2bed, 8No 3bed and 3No 4bed dwellings.

Case Officer: Lesley Wells

Customer Details

Comment Details

Commenter Type: Consultation modified

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This proposal is carefully thought through and achieves an appropriate balance between the site context and surrounding urban form, and the density of development proposed. Achieving this by a gradual decrease in density from the north to the south of the site respects the proximity of the coast and the view of the site from the coastal path. The views of the eastern elevation from neighbouring properties in Beacon Square may need further consideration since they present as relatively tall buildings with a bland uniform appearance.

The mix of housing proposed with both flats and larger houses is strongly supported as is the element of affordable housing. The smaller properties could encourage some down-sizing from larger properties elsewhere in Emsworth, freeing larger properties to the local market, which is a process which is required, as evidenced by recent housing needs analyses.

The application makes extensive useful reference to the Design Checklist within the Neighbourhood Plan, although reference to resource efficiency, as set out in Policy D6 is less specific. Whilst car-charging points are included, other resource-saving measures are presumably covered by the Energy Efficiency Building Regulations, though there is no evidence of eg solar panels in the elevations submitted within the application.

The applicant has demonstrated a strong commitment to providing public access through the site to access the coastal footpath, as set out in para 3.11 of the Planning Statement. It will be important that public access is safeguarded through an appropriate legal measure such as a Section 106 agreement, to prevent the development evolving into a gated private community. A contribution to maintenance of the coastal path might also be considered via a Section 106 agreement.

