

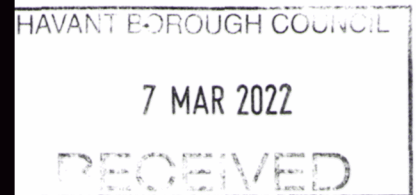
This objection was submitted by e-mail on 4th March 2022.
This copy includes the photos that were not able to be included with an e-mail.

Application Reference: APP/21/01437

Address: 5 Seaview Terrace, South Street, Emsworth, PO10 7EN

Proposal: Two storey front extension, single storey rear extension, new porch to east and west elevations. Alterations to existing fenestration and 2 No dormer windows.

Case Officer: Graham Speller



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Comments

Numbers 5 and 6 Seaview Terrace were originally two small quaint fisherman's cottages that fell into disrepair. At that time the sea wall was continuous along the sea front from Seaview Terrace to the bottom of Tower Street and indeed beyond to the east. The plan shows the two cottages as they were in 1890 until they were demolished in the 1970s. See also photo 2 in the 1960s attached below. Plans submitted for building the new property in the 1970s then made a dramatic increase in the height and floor area to almost cover the plot completely. After many complaints, appeals etc those plans were altered and reduced and finally approved.

When that finished property was inspected, I understand it was found to be one metre higher than had been agreed by the planners. Further objections were submitted but, in spite of these, it was given retrospective approval on the grounds that the increase was 'de minimus'. One metre higher is not 'de minimus'.

The aim of the design of the sloping south facing roof was to preserve the original appearance of the 'quaint' original cottages (attached photo 1-3). Building the structure one metre higher clearly made this a failure (attached photo 4)

What is also not apparent with the new plans is the encroachment of the property into the harbour to the south. The attached photographs from the 1960/70s (photos 2 and 3), clearly show the building line continuous from Seaview Terrace along eastwards as far as the steps to Tower Street. When the breach for the slipway was made in the 1970s the sea wall was extended forward, there is a definite discontinuity that can be seen. A photograph taken recently (photo 5) demonstrate how the sea wall was built up to ground level on top of the sea defence to the south of this property, by as much as one metre at the western end.

Building the southern wall of the property on top of the sea wall will not only be further encroachment, it may also be unstable. This will present a very high wall which will overpower the beach and block any view eastwards from the public slipway. This is the position visitors to Emsworth get their 'love at first sight' of the beauty and expanse of the area. Their view will be interrupted abruptly at this large wall. They will not see the properties further east until they get onto the quay and that view will be dominated by this overbuilding.

The new plan goes even further in over building on a relatively small plot. The opportunity should be taken to right the wrong of over forty years ago to replace a rather ugly building and rebuild the property more in the character of Emsworth traditions.



1



2



3



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