

# Comments for Planning Application APP/19/00623

## Application Summary

Application Number: APP/19/00623

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

Proposal: Retain the existing 'Fowley Cottage' dwelling and construction of 6No. 5 bed detached dwellings, two on the Warblington Road frontage and four to the rear garden area. Access to Plot 5 to be taken off Warblington Road, access to Plots 1-4 and 6 to be taken off Curlew Close.

Case Officer: Daphney Haywood

## Customer Details

Name: Not Available

Address: Not Available

## Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. I have lived in Emsworth for five years but am familiar with the town, having learned to sail at the Emsworth Sailing School in 1960 and having kept boats in and sailed from Emsworth and other Chichester Harbour locations since then. I am very familiar with the Harbour and in 2017 was commissioned to write a sailing guide to the Harbour by Yachting Monthly magazine. I believe this is relevant to my comments because the impact that this development will have is as important from the sea as it is from the land.

2. There is a history of flooding in Emsworth, most recently in 2010 and 2014 (in the latter case flood waters encroached into the proposed development site by many metres) and with predictions of global warming it should be of concern for the developers that this could be a future problem.

3. I was first made aware of Mr Charles Glanville's plans to develop this site in 2016. The following year he and his architect Matt Swanton showed me [REDACTED] draft plans for the development. These showed the same number of houses in the same locations as in his planning application. These were for relatively modest, chalet-style houses, very much smaller than those shown in the planning application.

4. Between Bath Road in the east and Maisemore Gardens in the west there are some thirty-nine houses overlooking the Harbour. Of these there are 9 bungalows (Creek End), 5 houses in Beacon Square, Fowley Cottage, large house at the north end of Curlew Close, 3 houses in Curlew Close, 15 houses in Western Parade and 5 houses in Maisemore Gardens. Of these only 4 or 5 are of a similar size to those proposed and 3 of these are sited well back from the Harbour edge and so are less intrusive.

5. My objection is not to the development per se but a) the size of the houses, particularly those at the southern end of the development and b) their location near to the shoreline (see risk of flooding).
6. My second objection is that the size of the proposed houses is overpowering and completely out of character with this area.
7. I would be prepared to re-consider these objections if plans are proposed for a more modest development.