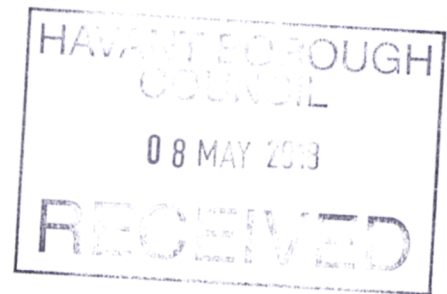


APP/18/00297



OBJECTION:

I wish to object to the resubmitted development application proposed for the east garden of 11 Warblington Road Emsworth for the following reasons. These reasons are all based on the Havant Design Guide.

Some Relevant Quotations from this guide are:-

"In the event of new development, the relationship of building line to street frontage within the immediate context should be observed"

"The special character of the streetscape of Warblington Road should be preserved and maintained"

"The front gardens make a major contribution to the character of the area".

"Landscape features such as trees help to frame streets and spaces".

1. DESIGN.

The proposed building does not respect the consistent, existing, building line or angle of stagger of all the houses on this north side of Warblington Road.

If the submitted location plan had included the footprint and orientation of the proposed building this would have been clear.

There is no explanation given for contravening the precise Design Guide advice given for these requirements.

2. LANDSCAPING and TOPOGRAPHY

a) The building does not leave an appropriate separation distance from No.11, to correspond to the spacing of the surrounding houses.

b) This resubmitted application once again removes all those existing trees and shrubs presently fronting what was the east garden of No. 11. These mature plantings softened and enclosed the bare frontage of No.11 itself, which has now been divided off by close board fencing from the proposed development. There is no proposal to replace any of the shrubbery.

The removal of this mature vegetation will be detrimental to the streetscape of Warblington Road.

3. SUMMARY

The submitted plans for this proposal to build a house within what was the east garden of No. 11 appear to have been put forward merely to establish permission to build a house of a size that might squeeze into the plot if the design guidelines were to be ignored, i.e. if tilted round, forward of the building line, and built close to No.11. There are aspects of the design that are likely to indicate an unfinished design effort – for example: the single, small, bathroom on the 1st floor has an approx width of 1.8 m, the size of a standard bath, but a ceiling height rising to approx 4 m, with a very high velux window. Other details do also indicate that this is more of an outline planning application.

I would appeal to the planning officer to refuse this application on footprint reasons alone, but also to emphasise the importance of suitable landscaping to be included in any future application, in order to maintain and enhance the streetscape of Warblington Road.

Regards

Jill Foster

10 Warblington Road, Emsworth

