

Mr.J.Toole
Case Officer:Ref.APP/21/01383)
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

10 February,2022

Dear Mr.Toole,

We,the undersigned,are the owner/occupiers of the house at the above address.We are responding to your letters of the 13 January and 4 February,2022,concerning the proposed changes to the property at 10 Nile Street,Emsworth – REF.APP/21/01383.

[REDACTED] We are directly affected by the proposed changes and wish to register objections to elements of them as detailed below (Items 1-5). We make no comment on changes to the carpark-facing rear of the building since (a) they do not affect us directly and (b) the combined view presented by the rears of [REDACTED] Nile Street is already so bad that it can hardly be worsened.We could,however understand any concern expressed by the residents of [REDACTED] in respect of the proposed balcony.

1.Effect on Daylight,Privacy and Outlook.

The proposed roof reconstruction,adding extensions to each side of the current “peak-style” roof,crically alters the skyline facing the houses in Nile Street opposite No.10, [REDACTED]

[REDACTED] This has the effect of reducing the amount of sunlight falling upon these south-facing houses,thus not only reducing the availability of light but also that of sun-generated warmth.This implies both a loss of comfort and a likely increase in lighting and heating costs for the houses affected.

It also seriously deprives the householders of views of the sky currently available to them together with the accompanying sense of light and air.It also reduces the “lightness” of the street.These factors are of increasing importance,both physically and psychologically,in this era of “lockdown” which shows no sign of going away and which may well be a feature of the future.

Architecturally,the proposed new roof is not in accord with the rest of the building at No.10 either in style or in material.Nor is it in accord with the structure or appearance of the adjacent Nos.6 and 8. The street-facing appearance of the property would adversely affect the outlook of those houses opposite.It worsens an existing problem caused by the splitting of styles between No 6. And No.8.These semi-detached houses were designed as one architectural entity.Recent modifications to No.6 destroyed that unity and we now have an absurd division of styles and finishes.This absurdity would be further aggravated by the changes proposed for No.10 which complement neither No.6 nor No.8.

2.Government Guidance.

The Government’s stated policy for the conservation of power supplies is very clear – a reduction in power usage and an increase in the use of natural resources are priority issues.New building and alteration/rebuilding regulations are being reframed to support this policy.Lighting and heating receive special attention.Any plan which might involve a deviation from this policy has to be unacceptable ,especially to a formal Planning Authority. See the references to sunlight under 1.

3.Design,Appearance and Layout. (See continuation sheet)

The house at no.10 is of a particular style and,while it might perhaps be dated,it hangs together as a

whole and it works. Chopping bits off and/or sticking bits on would not work but simply create dissonance. The proposed roof matches neither the rest of the building nor those of the neighbouring buildings in terms of design or materials.

The changes to the façade are not adequately explained or illustrated in the application and it is difficult to see how a new porch, still protruding beyond the main frontage wall, alongside similarly protruding bay windows can possibly present an attractive appearance, especially below the proposed new and modern roof design.

The proposed changes produce a hybrid of no style and likely ugliness. Not good for Nile Street in particular or Emsworth in general.

4. Conservation of Buildings, Trees and Hedgerows.

Destruction of a building, as proposed by the plan to radically change the appearance of 10 Nile Street, is clearly not an act of conservation. The existing building represents a recognisable style and so has merit. Conservation is about protecting items of merit and not about substituting bastardised hybrids which fit nowhere.

5. Development Plan Policy

The application has no features that promote or are a positive fit with the Policy, so there is no redemptive gain in that respect.

On the basis of the points made under the five headings above, we believe that this application should be denied.

Yours sincerely,

