

Planning Development,
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire,
PO9 2AX

30th Aug 2019

Re: Planning Application reference APP/19/00421,

Point View, 10 Western Parade, Emsworth, PO10 7HS

Demolition of existing dwelling and construction of a replacement 1 No. 3 bed detached dwelling, including balconies to front elevation and Juliet balcony to the rear.

Dear Ms Lesley Wells,

Thank you for your letter dated 20th August 2019.

We still wish to still strongly object to the planning application APP/19/00421, submitted for the redevelopment of 10 Western Parade, Emsworth, PO10 7HS, and our previous letters should be referenced as part of our objection. Below are additional areas for concern based on the revised drawings.

1. **Daylight/sunlight Impact** - The applicant has still not shown nor considered the impact of the proposed dwelling on the elevations of the adjacent properties, no. 11 and no. 9 Western Parade.
 - a. We have raised this point in our previous two letters and at meetings. We are now deeply concerned the applicant has not been asked to provide an impact study to demonstrate the accuracy and design integrity of the current drawings.
 - b. At our meeting held on the 26th July, at which Councillor Bowerman attended the applicant/agent James Potter Associates "agreed to provide a drawing to show the impact of no 10 on the adjacent properties of no 11 in terms of daylight and sunlight." This has not been provided and would help tremendously in demonstrating to all parties the impact.
 - c. The existing eastern facade of No 11 and the proposed western facade of No 10 would only be separated by 3 metres. With a 7 metre high building proposed at only 3 metres from the eastern facade of no 10, the impact on the 3 no. ground floor windows at no 11 will be considerable and we believe breach the BRE design for daylight/sunlight.
 - d. We again would ask the officer to request the applicant engage an expert daylight/sunlight surveyor to demonstrate to both officer and adjacent neighbours the design has correctly satisfied the BRE guidelines in this regard.
2. **Building lines along Western Parade** - The proposed dwelling is shown to sit:

- a. 0.75 – 1.25 metres further forward (to the south) of the existing building line of no. 50 Beach Road and no. 11 Western Parade, depending on where the building line is taken from. Forward of this line the applicant is showing a 1.5 metre deep, 4.1 metre high balcony protruding forward of the building line.
- b. We thank the officer for her work to-date to encourage the applicant move the building line back, but feel there is still a requirement to shift it further northwards to reflect the line of no 11 and no 50.
- c. In both our previous letter to you and at a meeting we suggested a step in the building (stepping back east to west) would help accommodate a change to the building line.

3. Massing

- a. It was flagged at our meeting with the applicant and Councillor Bowerman that all other planning applications for redevelopment along Western Parade (nos. 7, 8 & 9) were all required by the council to provide a vista through when viewed from the street/harbour, ie provide a single storey element as part of the design to allow views through. There is no vista through provided by no 10's redevelopment, as the building is shown to occupy the full width of the plot at 2 storeys. This is inconsistent with all previous redevelopments along Western Parade and we understand there has been no change in planning policy.
- b. Could we kindly request the officer review the design and steer the applicant towards massing that is reflective of the general character along Western Parade.

4. Privacy

- a. The western element of the front balcony as shown will look directly into the master bedroom at no 11. The balcony protrudes 2.5 metres forward of no 11. Could the applicant be steered towards a juliet balcony or the balcony end shifted further eastwards.

4. Inaccurate Drawings – We previously highlighted the drawings are incorrect and with key information missing. These errors still exist and to highlight further detail for the officer.

- a. The block and street scene plan (drawing 18065-PL-011) incorrectly shows the adjacent properties. No 11 Western Parade is not drawn correctly on the drawings and is only 1.5-1.7 metres from the boundary in places, not 2.0 metres as shown on the current drawings. The survey drawing (18065-PL-013) provided by the applicant confirms no 11 is only 1.5-1.7 metres from the boundary, so the planning drawing should be updated to accurately reflect the survey drawing.
- b. How does the applicant propose to avoid run-off and flooding to adjacent properties that are at a lower level? The plans show raising ground levels by 0.5m in places. It would be prudent to show the existing ground levels on the proposed drawings.
- c. Could we kindly request the officer requests the applicant to update the drawings to accurately reflect adjacent building positions. We would also request the officer to ask the applicant to show the existing ground levels on the proposed east/west elevation drawings so all are clear to potential change and impact on ground levels at the boundary.

5. Planning Policy

- a. We have not been provided with an updated Planning Design and Access Statement to reflect the change in design, reference to planning policy and addressing the statutory consultee comments that have been received. We have therefore been unable to fully review and comment on all matters of the application. As a consultee our only visibility

on matters such as flooding and planning policy are via the DAS, so it is an important document for a consultee to view.

- b. No planning statement has been provided to confirm how the design meets the planning policy kindly set out to the applicant by the policy officer.
- c. Could we kindly request the officer seeks to receive from the applicant a revised Design and Access Statement, including how the applicant has adhered to local planning policy and design guidelines set out within the policy.

We trust the above clearly sets out the grounds for our objection and look forward to a reply.

Yours faithfully

