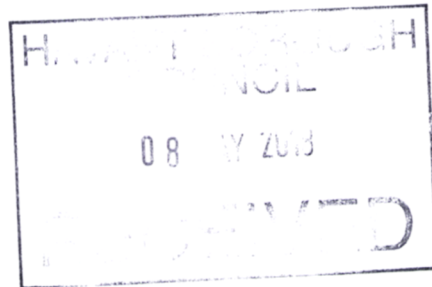


10 Warblington Road  
Emsworth  
PO10 7HQ

Havant Borough Council  
(Planning Department)  
Public Service Plaza  
Civic Centre Road  
Havant  
PO9 2AX

03 May 2018



Dear Sirs,

Re: APP/18/00297 - Erection of 1No. 3 bed dwelling in the plot adjacent to  
11 Warblington Road, Emsworth, PO10 7HE

I am writing to you to comment on the above planning application.

1. Principle of development. The proposed development should look to the immediate site context for reference and respect the layout and character of the surrounding area. Havant Borough planning policy, regarding Warblington Road in particular, is given in SPD Appendix 1, 3 c. This states "In the event of new development the relationship of building line to street frontage within the immediate context should be observed."

The proposed development encroaches forward of the existing consistent building line.

The layout of the surrounding area has the dwellings on both sides of Warblington Road set consistently at 45 degrees to the line of the street boundaries. This arrangement of a natural stagger to follow the line of the road contributes to the special and spacious character of this area. The SPD states: "The special character of Warblington Road should be preserved and maintained" and "minimise the visual impact of new buildings". The proposed dwelling is not at 45 degrees.

The planning principle for this immediate locality is reiterated in Havant Planning Department letter reference GEN/14/00320, dated 10 April 2014. This refers to Havant Borough Core Strategy March 2011, Policy CS16. At criteria 1.c) it is stated that "Uses the characteristics of the locality to help inform the design of the new development including heights, massing, ... existing building lines" Here the planning advice regarding the building line is that "no structure should project forward beyond this 'line' in order to retain the open character of the area"

The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012".

In view of this, the minimum distance from the street boundary to any point of the building should be stipulated in the planning permission and shown on any approved plans.

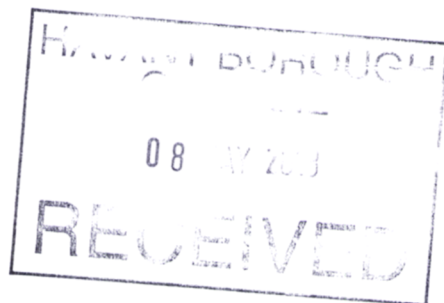
2. Landscaping. The SPD states for the local area to “encourage residents to maintain and enhance their landscaped gardens”. The present proposals for the development seem to remove all of the mature trees and shrubs from the existing garden to the east of No11, which adjoin the street frontage (see attached photograph). The entire “landscaped” area of the proposed development consists only of hard surfacing and grass.
3. Boundary wall. The Proposed Plans continue to show the length of street boundary wall between the entrances for No11 and the proposed development. This was also shown in the Proposed Entrance Plan for APP/17/00940. During the preparation of the new entrance, the section of wall between the two entrances was demolished, to the detriment of the street scene. The cut end of the existing wall of No11 has no structural pier similar to that which was demolished. If the wall between the two entrances is to be rebuilt, the Planning Department will require a planning application and constructed in line with the relevant advice given on the Planning Portal. If not, the impact on the street scene should be re-assessed, given the proposed car parking space shown immediately adjacent to the street (see attached photograph)..
4. Façade. The front (south) elevation of the proposed building has a central gable with a dormer window at each side. The close proximity of the dormers to the gable gives rise to two aspects that are of visual and practical concern.
  - The dormer window cills are higher than the gable window cills. The appearance would be improved if the dormer cill heights matched those of the central gable. As currently shown, they appear to be too high to comply with Building Regulation Part B, paragraph 2.8a.
  - The close proximity of the roof gutters, such that the dormer gutter lies above the gable gutter, has an uncomfortable appearance for a facade.
5. Ridge height. The ridge height appears from the plans to be approximately 7.0m, which would be acceptable compared with neighbouring properties. Any planning consent should specify the maximum allowable ridge height above ordnance datum.

I have no objection in principle to the garden of the existing 11 Warblington Road being developed for the erection of a single dwelling. I do object to the current planning application in line with my above comments. It must comply with the adopted policies of the Borough.

Yours faithfully



Neill R Foster



Enclosures

1. Map showing building line
2. Photograph of existing street boundary showing unfinished front boundary wall and existing ornamental trees and shrubs.

