



22 January 2020

**Subject : Planning Application - APP/19/01240
 Demolition of existing bungalow
 Erection of two 4 bed dwellings with parking and cycle storage
 1A St James Road, Emsworth. PO10 7DN**

For the attention of Mr. David Eaves, Case Officer.

Dear Mr. Eaves,

We write to you in connection with the above planning application, which has been assigned to you as Case Officer. We have examined the application documentation currently submitted and, after careful consideration, we wish to object strongly to the proposed development on the following grounds:

1. Bedrooms 2 and 3 of the proposed dwellings appear small; we question whether room sizes comply with DCLG Technical housing standards – nationally described space standard under Para. 10(c) and 10(h).
2. The size of the rear gardens of the properties are disproportionate and too small for the size of the dwellings, being proposed at just 9.4m. This falls short of the stated 10m requirement outlined in the Borough Design Guide SPD, which supplements Policy CS16.

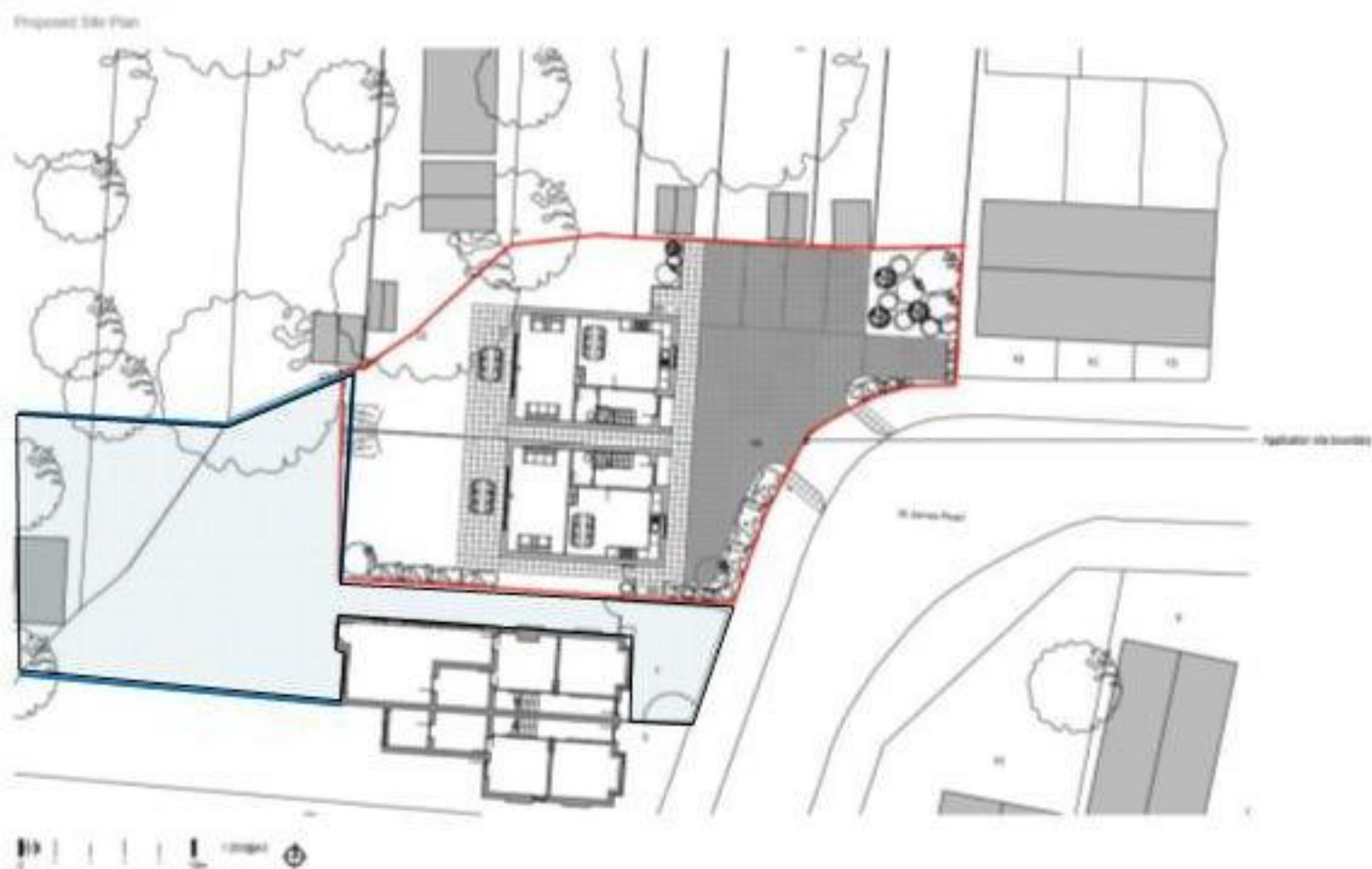
In addition, it is observed that the rear boundary of both properties is indicated as running at a slight angle, this is incorrect. The rear boundary runs at 90 degrees to the southern boundary, thereby reducing the proposed garden lengths further. Please see point 6 for further clarification.

3. The rear 'Juliette' balconies would overlook a large portion of our garden, which wraps itself around the complete length of the rear boundary of the proposed dwellings. The rear gabled elevations and 'Juliette' balconies would have a significant impact on our privacy and would negatively impact our ability to enjoy our garden.

In addition, even with the proposed screening between 1A and 1 St James Road, the 1st floor Juliette balcony and windows will have a direct view into our kitchen/diner and rear living room. We spend a significant proportion of our time in this area of our house, the proposed development would therefore have a further substantial impact on our privacy and ability to enjoy our home.

4. DAS page 13, states the proposed new dwellings would be 100mm lower than the neighbouring property to the south of the application site, namely 1 St James Road. In contradiction to this, the proposed street scene elevation and east/west elevations indicate the new dwellings higher than 1 St James Road. We would like clarification on this matter, in particular because the elevation of the 1A St James Road plot is higher than that of 1 St James' Road.
5. Should this planning application receive approval from HBC, we request a condition is added to any planning consent to remove Permitted Development Rights. This is essential to safeguard neighbouring properties from future extensions to the proposed new dwellings e.g. loft conversions. Any future development to the site would only stand to further seriously impact the privacy of neighbouring properties. We would therefore request that any future proposed development is regulated/approved by HBC to ensure adequate protection/assurance is given to neighbours.
6. The rear boundary line of 1A St James Road is still shown inaccurately on the Proposed Site Plan and reflects the line of the fence not the boundary. For clarity purposes, the fence could not be erected on the true boundary line due to the density of trees & vegetation within the garden of 1A St James' Road at that time. These trees & vegetation have since been significantly cut back or removed from site. The boundary runs perpendicular to the rear of 1 St James Road. We have annotated the drawing below with a blue line to demonstrate this.

In addition, the proposed Site Plan does not accurately reflect the complete garden associated with 1 St James Road. The area highlighted in blue below is the land registered to 1 St James Road, our main seating area falls directly in the sight line of the downstairs & upstairs rear windows of both proposed properties. (Please note that this sketch is not to scale, drawings can be provided from Land Registry & a chartered surveyor if required.)



7. Parking in St James Road is already a significant concern for local residents. Cars & vans regularly park in an obstructive manner, including on the pavement, causing a significant hazard for both pedestrians & other vehicles driving along St James Road. The proximity of St James Road to the local train station, church & town centre exacerbates the issue and it is in demand for parking both during the week & at weekends. Although the new development has five dedicated car parking spaces, it is likely that larger vehicles/vans/visitors will require on street parking.

In addition, the proposed development is situated on a sharp, blind corner. We would question whether this is an appropriate location for the entrance to a site.

8. Surface water from 1A St James Road naturally flows downhill into the gardens of several neighbouring properties along Victoria Rd and in addition into the garden of 1 St James Road. A significant number of trees and vegetation has been removed from the 1A St James Road site over recent months. Much of the previously 'green' areas of 1A St James Rd are to be converted to house build and paved areas under the proposed development. This is likely to result in further surface water flowing off the site, potentially further impacting the neighbouring gardens & out buildings.

We would like reassurance that the issue of drainage has been appropriately considered with this above in mind. We would like confirmation that soakaways will not be installed in the rear gardens of the proposed dwellings with the intention of draining rain water collected from site. The previous design indicated soakaways would be used.

9. DAS incorrectly states that new development will not block the windows of any neighbouring properties. The proposed development will block the large glazed window (within the side door) on the ground floor North wall of 1 St James Road. This style of window was specifically installed to improve the lighting and amount of natural daylight into the ground floor lounge area of 1 St James Road.

We would be happy to discuss any of the points above in further detail.