

Comments for Planning Application APP/19/00567

Application Summary

Application Number: APP/19/00567

Address: 45 Bath Road, Emsworth, PO10 7ER

Proposal: Side extension incorporating mezzanine floor; alterations to existing dwelling; installation of flue on north elevation.

Case Officer: Tina Pickup

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

The construction to the north side fronting the boundary with 44 Bath Rd is effectively a two storey construction of a significant flank wall which extends beyond the existing building line by virtue of the open covered area facing east/north, this would create a very imposing wall and roof structure effectively removing light and outlook aspects for 44 bath Rd to the advantage of 45 Bath Rd.

When considering the reason for the increased ground floor level of 0.6 metres to the proposed development at 45 Bath Rd being, to enable sea views over the retained front garden wall, I see no reason why the existing single storey roof line and wall height should be increased by any more than the proposed increase in the ground floor level namely 0.6 metres.

The proposed two storey height construction is noted to accommodate a mezzanine first floor to enable views over the rear garden. This mezzanine and its aspect would in effect enable views over 45 Bath Rd driveway and the gardens to 44 Bath Rd and other neighbours gardens. The two storey height would be superfluous to 45 Bath Rd obtaining their sea view as they have gained this by virtue of the raised ground floor, unless 45 Bath Rd wish to then further extend their internal mezzanine at first floor level which would be outside of Planning Control, rather it would be only subject to Building Control Regulations.

In summary. The wish for 45 Bath Rd to enable sea views can be accommodated within an increase in their ground floor and corresponding existing roof height level of 0.6 metres. The proposed new two storey extended roof and wall heights to the northern and eastern boundaries

with associated internal mezzanine would create an imposing overlooking structure to the detriment of the neighbouring properties and superfluous advantage of the proposed development at 45 Bath Rd.

In reference to the existing/proposed elevation drawings submitted, these do not provide the actual existing roof and floor levels for the proposed development area and are miss leading as they to relate to the existing rear extension levels only.

Yours sincerley

