



9th March 2020

Dear Ms Wells,

Re: Application APP/20/00122

We welcome the positive changes that the owners of no 10 have put forward on this revised application compared to the previous application, however, we would like to draw your attention to some areas of concern for us.

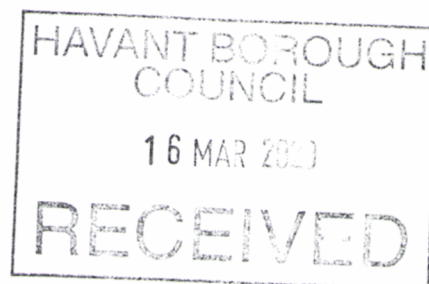
1. Building offset - the previous application and your guidance provided a clear offset of 3.25m between No 11 and No 10. The new application on plan PL-301 shows an offset of only 3.115m so moving the buildings 150mm closer together. Could we kindly request the application is advised to maintain the full 3.25m mandate between buildings as previously agreed and conditioned. I would also note the offset is shown to the roof line.
2. Enclosed drawing no 003, shows the rear and front elevations and impact on the 45 degree line from the eastern windows of No 11 Western parade - this is drawn in green from the ground floor window at no 11. Again no consideration has been made for daylight/sunlight impact and now made worse with the buildings proposed to be moved closer. One can see the 45-degree rule of thumb line is breached considerably by the building position of no 10. We would request the applicant is asked to produce a daylight/sunlight report to provide the officers with a steer how the amenity of No 11 will be impacted.
3. Overlooking - In reference to the windows shown on the proposed west elevation (drawing PL-310) could we request these are non-opening as well as obscured.
4. Building Line - please refer to Drawing no 004 included. This shows the building line of No 11 (in blue) in reference to the proposed building line of No 10. Again we would request the applicant is asked to stagger the western side of the building line further to respect the building line of no 11.
5. Privacy - The building line and the resultant front balcony position impacts the amenity and privacy of the master bedroom for No 11, with No 10 able to look directly back into the master bedroom of No 11. We would ask the officer for the applicant to set the balcony in from the western edge by a

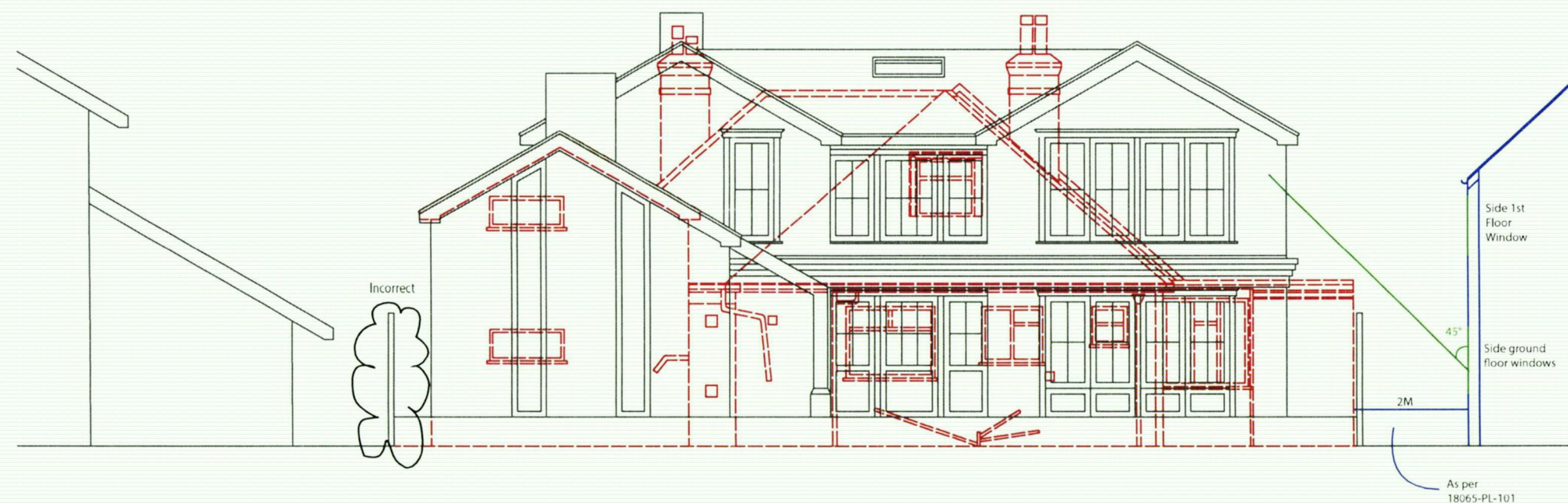
few metres or provide a juliet balcony in this location.

I hope the above clearly sets out our views and will encourage further positive change to the application.

Yours sincerely

[Redacted signature]





- 

Address  
10 Western Parade  
Emsworth  
PO10 7HS

Drawing Number  
003

Drawing  
Front and rear encroachment to neighbouring property

Scale  
1:100 @A3

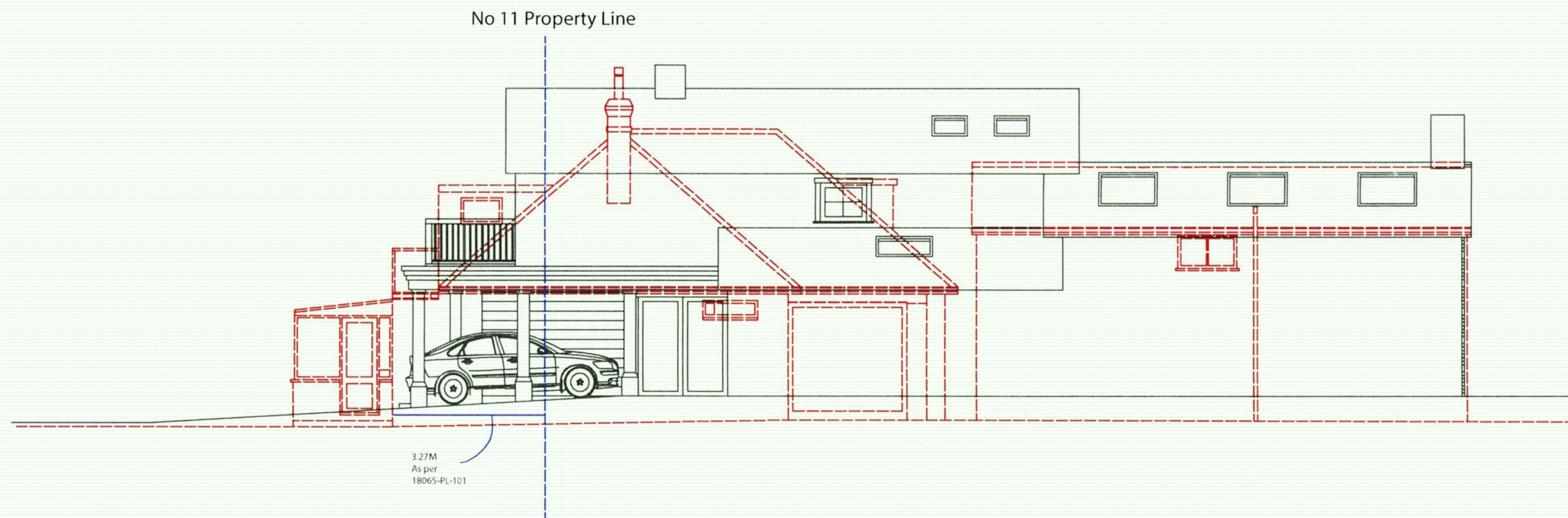
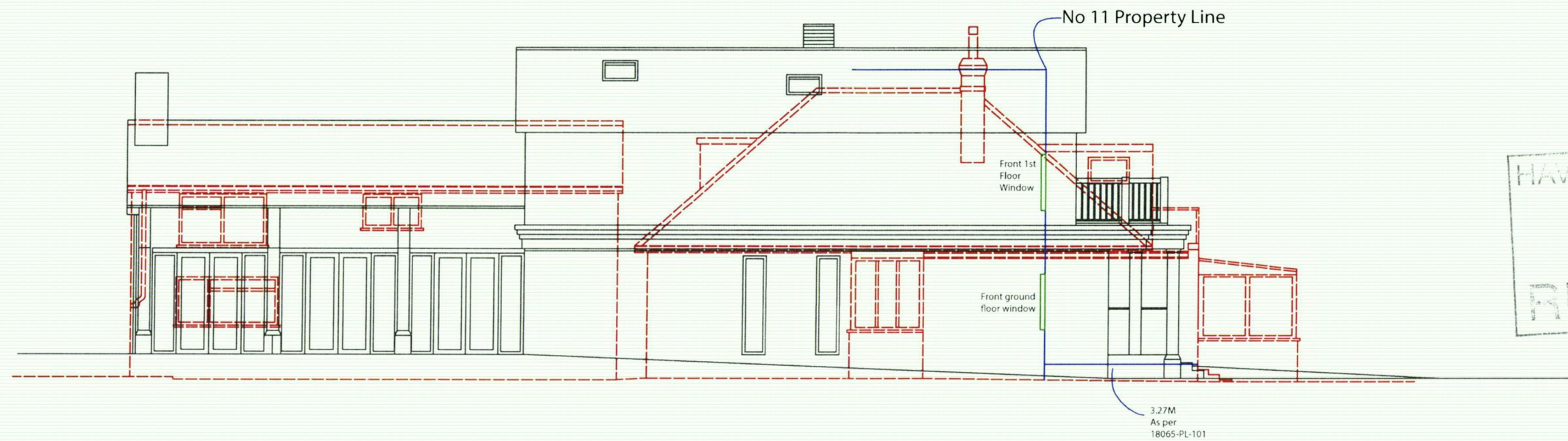


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- Neighbouring Property
- Neighbouring Windows
- - - Existing Property
- Proposed Property



Address  
10 Western Parade  
Emsworth  
PO10 7HS

Drawing Number  
004

Drawing  
Side encroachment to neighbouring property

Scale  
1:100 @A3

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