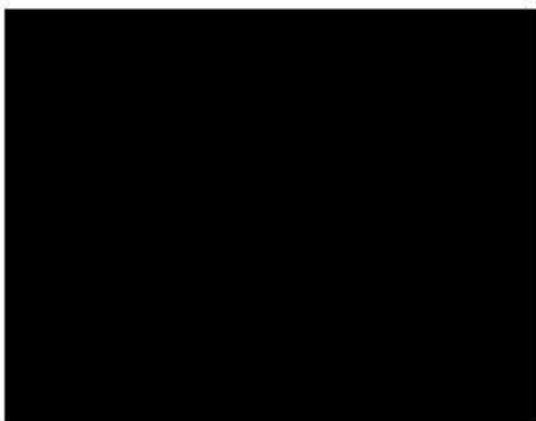




For the attention of Ms L Wells

Ref: APP/20/00241

Objection to Proposal for construction of 1No. 5 bed detached dwelling with car ports and detached garage on land adjacent to Saxted House, 5 Tower Street, PO10 7BH

I am an immediate neighbour to the proposed dwelling. I share a boundary wall and I own the 'shared' driveway, which is the only vehicle access point. During a deadly pandemic and global economic collapse it is hard to find the resilience, finance, access to time and professional advice, to fight this proposal. What may be serendipitous for some, is desperately difficult for others. But I have a tape measure and the will to fight for the privacy of my home that has been a haven in lockdown.

Please bear with me as I'm not a planning expert, but I need to lay out why I passionately object to the current proposal for a number of reasons - highlighted as relevant considerations, including :

- Privacy.
- Outlook.
- Design, appearance and layout.
- Noise.
- Effect on daylight (+ Artificial light pollution).
- Conservation of trees and planting.
- Loss of open space.

The style of the proposed dwelling is out of context with the character of the immediate area and buildings.

It sacrifices green area in favour of tarmac and building mass in a Conservation area and AONB.

The lack of specific measurements on block plans makes it hard to judge. I would dispute the accuracy of one of the only two measurements submitted on plan PLO2.

The current proposal does not have a Planning, Design or Access Statement accompanying the application.

There is no protection for my property in terms of :

Privacy, appearance & noise.

The proposal is for a 5 bedroom property. I fear this would create too much bulk in relation to the field in which it would sit.

It's overbearing position would loom as a block across the middle of the field, adversely affecting and dominating the neighbouring properties, especially mine.

The planning permission originally granted in 2003 was, I believe, for a 4 bedroom property.

The proposed 5 bedroom property is less than 5 metres from my bedroom (Approx 4 metres 60 cm). The boundary wall is just 3 metres from the proposed MEDIA room which has a window span of nearly 3 metres in width, (approx. the same distance) – and a door for some reason. A media room implies noise – speakers, tv, technology etc. On a warm night if I have my bedroom window open, and they have their window and/or door open, I will hear everything. I would hope the noise pollution alone should flag up a concern.

It is actually relatively hard for a lay person to gauge what is being proposed, because there are so few specific measurements.

And without them the plans are unclear and very hard to measure with a ruler or tape measure.

Furthermore, I am baffled by why there are now two measurements to the Saxted boundary wall but none to my wall - which is arguably most affected by what will feel like an overbearing 9m high block of building, right up against my house and boundary, overshadowing it.

The Saxted boundary wall is to a large walled garden – the proposed building is literally just a few metres from where I sleep. At this moment, this factor is causing me enormous mental stress and worry.

Effect on daylight (+ Artificial light pollution). & Loss of natural light. And it's impact on the overall design, appearance, and layout.

I have grave concerns about the extensive glazing, particularly the front elevation and the gable fronted glazed clerestory window. This feels vast and overbearing – double storey height at the front, to a height of 9 metres at the apex of the gable - the upper glazing alone is at least 4 metres by 4 ½, with a depth of at least one metre.

It does not feel at all in keeping with the design and appearance of all the surrounding properties.

At night this bulk of glazing when lit up, would contribute an incredibly high, and in my opinion, unacceptable level of artificial light pollution and spill into surrounding properties – particularly mine. Given that it would be an enclosed porch and double height void hall, anyone arriving or leaving would probably turn those lights on in order to safely enter or exit the property.

In the daylight hours the mass of South East facing glass could cause an alarming amount of dazzle and glare. The glass double front would be hazardous when the sun bounces off it - the glare possibly blinding anyone driving through the shared driveway. And therefore,

potentially dangerous. It is a tight turning into the shared driveway, at which point the glare would hit. Any oncoming vehicle leaving the proposed development risks not being seen by a vehicle turning right, entering from Tower st. – for example, a delivery vehicle, post van, gardener, myself!

I have also now realised that I would lose a significant amount of natural light as well. The sun would disappear behind this 9 meter barrier much sooner than it does now. This would be particularly worse in the winter months when the sun is already lower in the sky.

#### Conservation of trees and planting + Layout concerns.

On 26th May plan number 1393768 appeared on the planning portal. This plan had altered extensively from the previous plans in terms of location and the vast amounts of permeated tarmac that now replaced grass and gravel. Also, the plan now contained the only 2 precise measurements given so far - 5000mm between Saxted wall and the proposed garage, and 3000mm through the edge of the 6<sup>th</sup> newly planted tree from the left, between Saxted boundary wall and the edge of the carport tarmac.

I would dispute the latter measurement.

I believe it is over 4000mm from that wall, through the edge of the sixth tree, to the edge of the soil.

3000mm arrives still beneath the branches – by the irrigation pipe - even if the measurement is conveniently from the buttress which thrusts 100mm forward from Saxted's wall.

The reason why I include this point is that, I would suggest, every metre is vital for the scheme to work, as it is so cramped, particularly at this point of the proposed layout. These are newly planted trees that are surely meant to grow. They are there to protect Saxted House from any intrusive gaze. But if this measurement is slightly wrong then the carport is potentially too small to open 2 front doors of a car (particularly a family car) at the same time, without hitting the branches of the trees. And the tarmac would be laid in amongst the trees. (This feels like another example of too much bulk for the space. And there has to be a question mark as to whether the trees would survive.)

I believe their survival and growth are an essential part of a commitment in the recent sale of Saxted House between the vendor and the purchasers. The vendor being the developer of this site.

There currently appears to be no objection or even comment on the planning portal from Saxted House, which I find surprising given the proximity and importance and impact of this development on them.

There are also trees planted to protect Little Saxted.

No focus appears to have been afforded to my privacy concerns - the only two trees offering a limited protection to my house (Nos 16 and 17 on the Tree Protection Plan) would be cut down "to facilitate development proposals" - nothing is proposed or even now possible between my property and the development.

Can I enquire as to why trees 16 and 17 have therefore still been included on the current proposed block plan, PL02? This feels rather misleading.

With the utilities already laid beside the wall, (which feels like it's jumping the gun) and the proposed tarmac, replanting seems unlikely or impossible.

Furthermore, I think the Tree Protection Plan assessment might not seem to cover the current proposed plan – there is now a great deal of permeable tarmac moating a large part of the house - prohibiting planting on our side, and threatening the 12 new trees on the other. In the Tree Protection Plan there is a gravel driveway and no permeable tarmac, and no garage or drive-through carport.

Surely, accurate measurements, dimensions, and transparency are essential for trust, and for them to make enough sense to be judged properly and with good grace.

If dimensions are misleading or absent for whatever reason - it calls into question the integrity and feasibility of the whole plan, and could seem strategically disingenuous.

#### Summary – including Loss of Open Space and nature.

To give some final context :

I was shown my house in 2015. I was looking for a property with privacy as a very important factor because of my job. I was enchanted by the meadow between this house and Saxted House, which provided an unexpected green oasis at the centre of old Emsworth.

I sadly discovered planning permission was granted in 2003 to build a single 4 bedroom dwelling on this site and saw a block plan. I was under the impression the foundations had already been laid and I believed this meant the original planning permission was live.

I bought my house believing there was a high degree of compatibility with the proposed neighbouring house. This was present in positioning and layout, architectural style, and in the relationship to neighbouring houses – especially Saxted House, the townscapes in Tower Street on one side and Orange Row on the other.

I also learned that being located in the Emsworth Conservation Area, as a pair of new build houses, they had to comply with additional planning criteria to safeguard and maintain the character of the Conservation area.

I would never have bought my house if the proposed new plan for a 5 bedroom house, crammed like a barrier between the boundary wall of Saxted House and mine, had been put forward. The new building plans bear no resemblance to the old plans.

I know the developer and have no desire for animosity or bad feeling, but there is a danger this proposal feels like a 'garden grab'.

Also I can't help wondering how he would react were he still my neighbour, and the owner of Saxted House, and a developer proposed a comparable building less than 5 metres from his bedroom.

I believe and hope there could be a design which might be acceptable to everyone affected – including something more akin to the 2003 design and location. But it is certainly not this one.

If there is any doubt or misgiving, could I please urge that this application be referred to the Council's Development Management Committee for a decision. This is a rare, urban green space in the very heart of old Emsworth.

As a final afterthought, is there any possibility this magical meadow could be spared and bought by the council and turned into, for example, a memorial garden? It could be a place of quiet and contemplation in nature, to remember this terrible time.

  
June 3<sup>rd</sup> 2020