

The Executive Planning Service Manager
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

Your ref: APP/19/00080

22nd February 2019

Attention: Mrs T Pickup

Dear Sir/Madam

45A Portsdown Hill Road, Havant PO9 3JU.
Demolition of dwelling and construction of replacement dwelling and garages.

1. We have been instructed by [REDACTED] to thank you for notifying them of your Council's receipt of planning application APP/19/00080 and to inform you that they wish to **RAISE OBJECTION**.
2. John Pike's Heritage Statement acknowledges that no.47 Portsdown Hill Road is a '*...fine example of a modernist dwelling*', accepts that the proposal would have '*...some effect on the setting of the asset*' and that is '*...critical that the existing outlook from the windows at first floor level in Sunspan is respected*'. No issue is taken with Mr Pike's analysis of these matters, on the contrary, they are wholly consistent with the opinion that we ourselves recorded in our letter dated 1st July 2016 on the previous application (APP/16/00495), namely that '*...the Sunspan concept was formulated to take full advantage of exposure to direct sunlight from sunrise to sunset and the curved lounge window at first-floor level (which consequently affords a long outlook east to Chichester) is a special amenity of the house*'.
3. We have re-visited [REDACTED] to ascertain the degree to which John Pike's principles have been incorporated in the submitted proposal. Regrettably, we found it to be flawed in the degree to which the proposed house would intrude into the '*...long outlook east to Chichester*' - that flaw is best illustrated on the 'Planning Drawing, Proposed Site Layout' (Dwg.2) prepared by B H Architecture Ltd., which shows the apex of a 45 degree 'Viewing Zone' (in itself an inappropriate guideline for this situation) springing from the point where the curved lounge window straightens, when it should be the **northeast end of the lounge window**. It is a prospective impact of the proposal that can only be appreciated from **within** the lounge of [REDACTED] and, as none of the applicant's advisors arranged to appreciate the impact of their proposal from that vantage, they failed to accord due weight to a vital design parameter that would enable their proposal to fully respect the special amenity of our clients' Sunspan house. In our estimation, the depth of the proposed house should be **reduced by two metres**, in order to fully respect the outlook eastwards from the lounge of [REDACTED]. Our clients would naturally welcome the receipt of confirmation that the proposal has been amended to overcome their concern. Thank you.

Yours faithfully


Robert Tutton
Director

Directors: Robert Tutton BSc (Hons), MRTPI and Niall Tutton BSc (Hons), MA

Offices also at 293 Havant Road, Farlington, Portsmouth, Hampshire, PO6 1DD.