

Ms L Wells
Planning Services
Havant Borough Council
Civic Centre Rd
Havant
Hampshire PO9 2AX

20 May 2020

Dear Ms Wells

Re. Planning application no. APP/20/00241, land adjacent Saxted House, 5 Tower St, Emsworth

Having studied the supporting document for the 2003 scheme which was granted planning permission for two dwellings in 2003, I fully understand why certain conditions were made, [REDACTED] then, I would have agreed with completely.

I have compared the current proposal drawings with the 2003 approved scheme by showing the viewing angles from the relevant windows. I have divided the plan and west elevation views from the current proposal and the 2003 approved scheme, into three zones to show the following:

- A – B no windows overlooking
- B – C windows overlooking
- C – D no windows overlooking

It is on the basis of this comparison that:

- 1 I object to the location and size of the first floor rear windows which provide direct views into the kitchen of no. 3 Orange Row and the rear garden over the boundary wall and to how two of the rear windows also overlook the private courtyard of Orange Row.**

Please see pages numbered 1 to 3

The rear gardens of numbers 1 to 3 Orange Row were built in the early 80s with a raised terrace against the high wall on the north boundary. This has created a permanent hot spot area in each garden sheltered from wind on all four sides. As a result they are a valuable feature and used throughout the year. Even though these terraced areas are small, they are extremely appreciated as they are exceedingly private and do not overlook each other, nor are they overlooked by neighbouring buildings on South Street.

From the *Approved Maps & Plans* for the 2003 approval, I have highlighted the comments that show the scheme had allowed for 'non-habitable rooms' alongside the properties at nos. 3 and 4 Orange Row. These comments highlight how the proposal was designed to mitigate the effects of overlooking which the current proposal does not attempt to do. Please see page 4.

- 2 I object to the proposed location for a terraced area in the space between the rear of the property and the side wall of no. 3.**

Siting a terraced area so close against the flanking wall of no 3 creates a narrow north-south corridor running between the two buildings. It is almost anti-social in its potential to channel noise in

the evenings (and at other times) from private functions and gatherings which will affect the peace and quiet of rear bedrooms at numbers 1, 2 and 3 at the north end of the corridor and more residents in Orange Row at the southern end.

The terrace may also be raised above the sloping ground level which will also increase the opportunity for overlooking into no. 3 as the boundary wall at 6ft is low if anyone is standing on a raised terrace.

3 I object to the massing, orientation and lack of architectural merit of the proposed development within an important part of the Emsworth Conservation Area

The proposed scheme does not sit well with its immediate neighbouring buildings especially Saxted House, nor against the backdrop of its closest neighbours in Orange Row and South Street. It is both over-bearing and out of character with local built forms.

Historic England has responded as a consultee to this proposal, but their primary responsibility is for Grade 1 and Grade 2* listed buildings, so their lack of comment as a consultee is not an approval for this development to be built unchecked for its impact on Saxted house, or the Emsworth Conservation Area.

Responsibility lies with Havant Borough Council for any detrimental effect of a new development on a Grade 2 listed building and matters relating to conserving and enhancing the historic environment. *(Source: NPPF, Proposals affecting heritage assets, para 189, page 57)*

Consequently, to avoid this proposal being labelled 'a garden grab' as it involves loss of garden land and a long established open aspect for Saxted House and neighbouring properties in the centre of the Emsworth Conservation Area, it certainly needs to be considered by a Conservation Officer, as was suggested in Historic England's letter. Please see page 5 for a map of indicating some of the listed buildings in Emsworth. *(Source: Historic England)*

The proposed development does not compare well to the scheme approved in 2003 at 19 Tower Street. This scheme had character in its layout, use of materials and a variety of architectural details for each of the proposed buildings. It also showed an awareness of the sensitive issue of overlooking and privacy. This is an important issue and needs to be dealt with firmly, in order for it to be of equal and long term benefit to present and future neighbours. A simple example of building 'within the context of the neighbouring buildings' can be seen in that part of the building built close to 4 Orange Row. Here the use of dormer windows with lead detailing on the roof running north to south, compliments those featured alongside on the neighbouring roofs of Orange Row. Even though Orange Row was built in the early 80's it also made use of traditional dormer windows over what was then, modern townhouse front facades.

I take this proposal very seriously as I have no wish to see conflict between neighbours designed into a scheme, nor a building that would constantly challenge the intent behind the creation of the Emsworth Conservation Area.

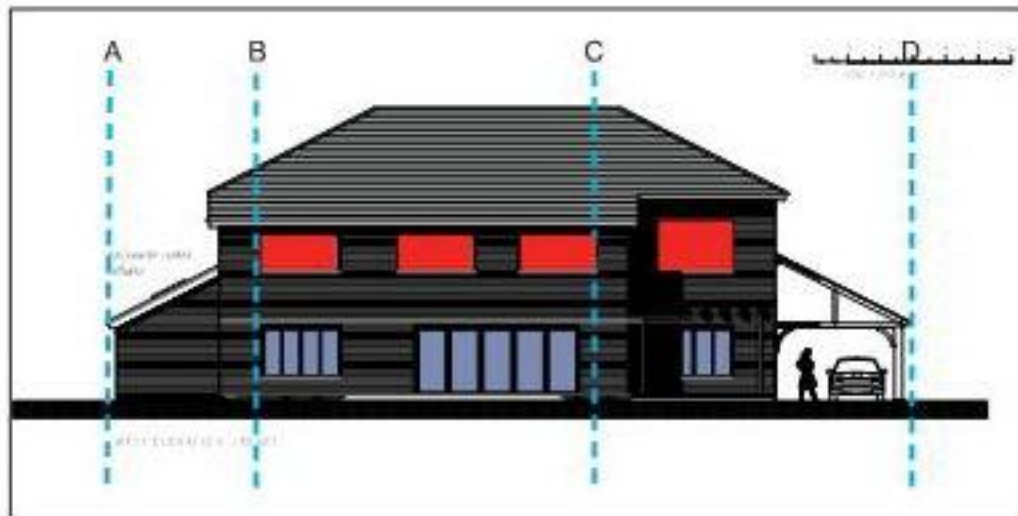
I would be very grateful if you could take these concerns into consideration.

Yours sincerely



Please see attached, pages 1 to 5

- 1a) West elevation of 2020 planning application, showing three large windows on first floor overlooking kitchen and courtyard garden of no. 3.



Area a–b

No windows overlooking.

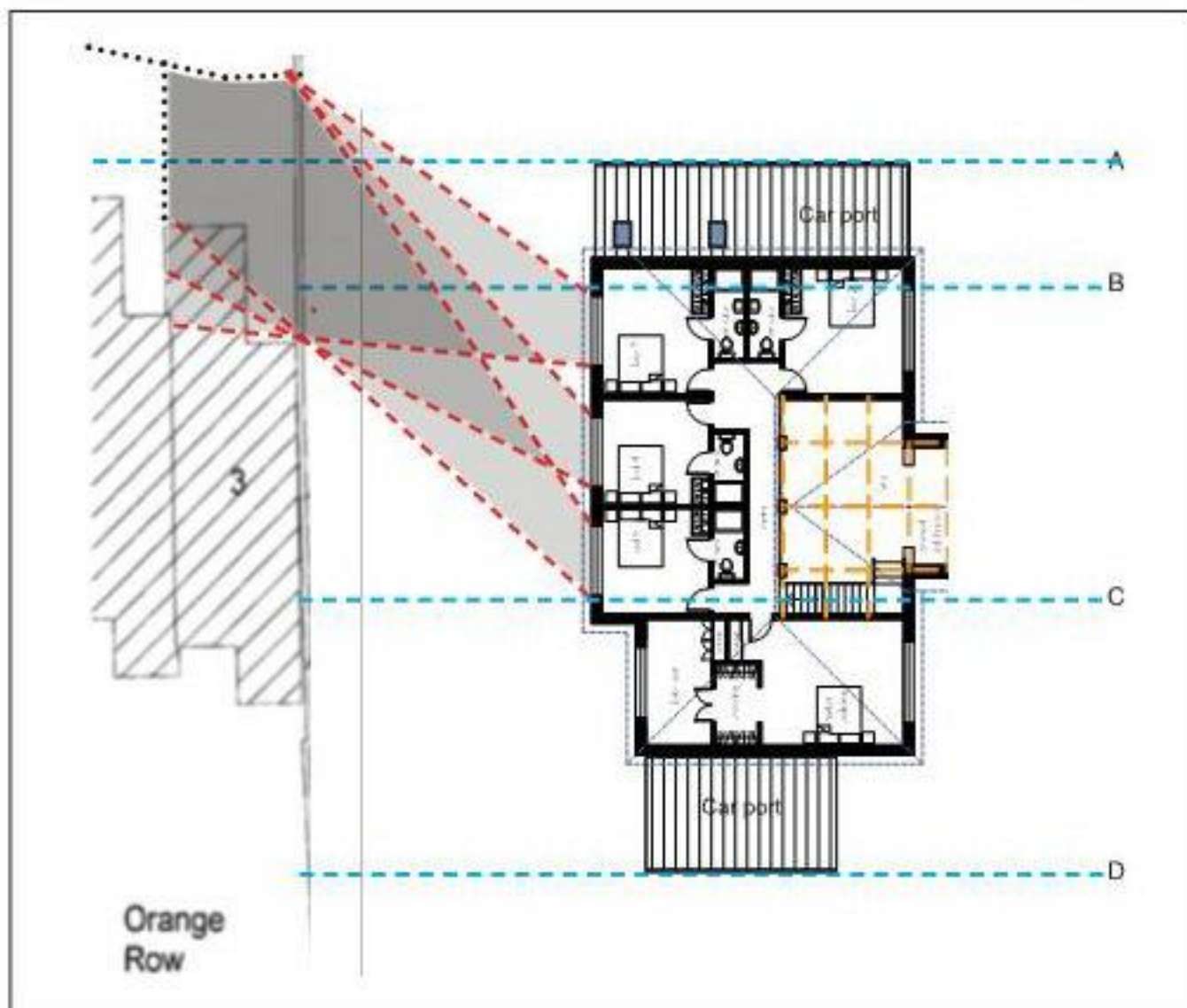
Area b–c

Ground floor windows face onto boundary wall and flank wall of no. 3. Three first floor landscape windows (in red) overlooking with angles of view varying from direct at 90 degrees to reduced views of approx. 45 degrees.

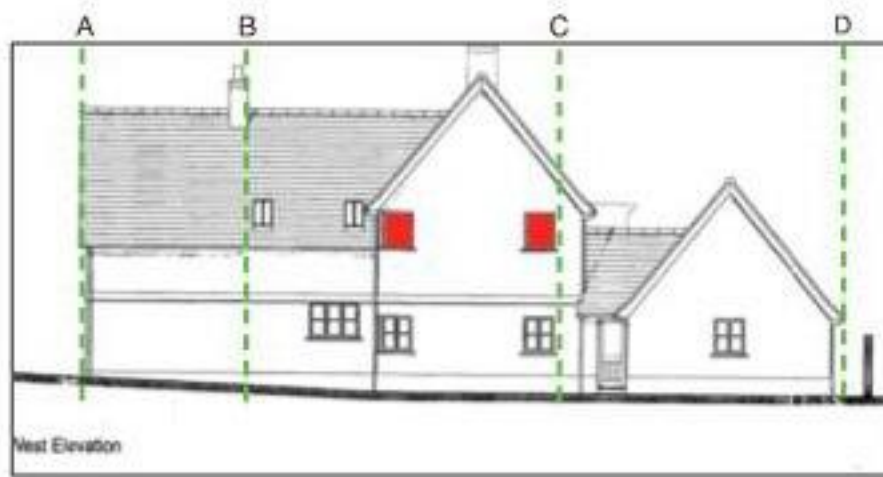
Area c–d

No windows overlooking.

- 1b) Plan view of 2020 planning application, showing relationship to rear of no 3 and increased level of overlooking from first floor rear windows.



2a) West elevation of 2003 permission, showing reduced potential for overlooking from two first floor windows.



Area A – B

No windows overlooking.

Area B – C

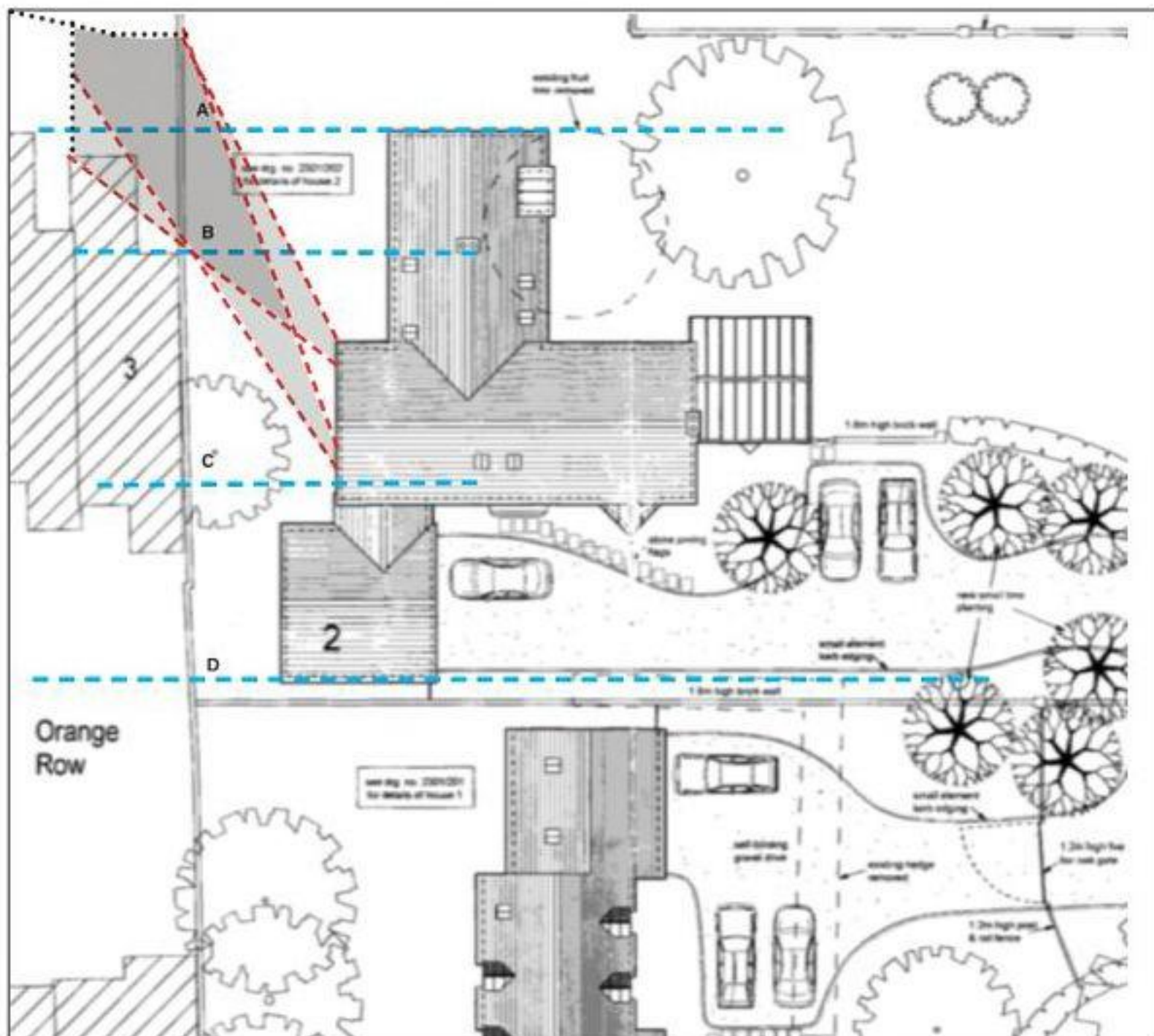
Two roof lights facing skyward and three ground floor windows facing onto boundary wall and flank wall of no. 3.

Two small first floor windows (in red) overlooking with narrow angles of view of 40-65 degrees or 57-70 degrees.

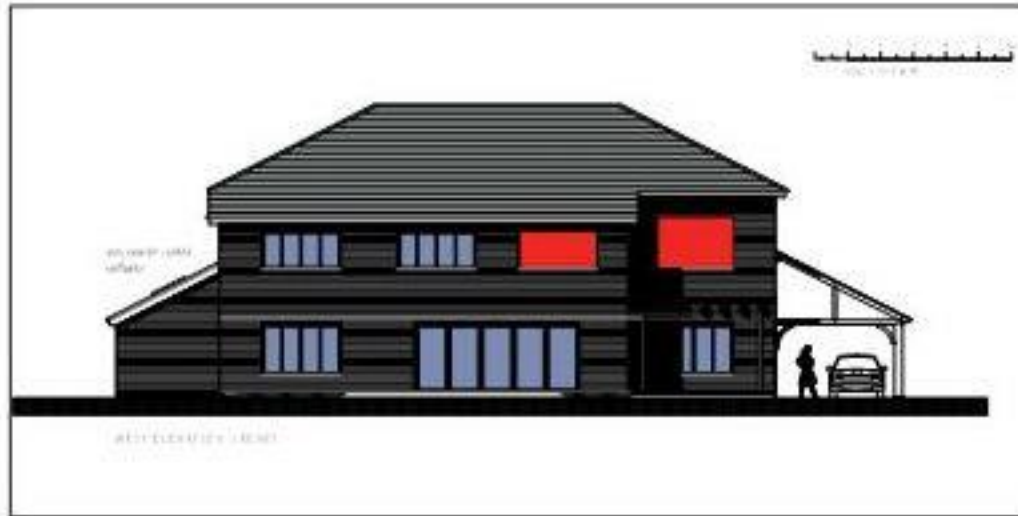
Area C – D

No windows overlooking

2b) Plan view of 2003 permission, showing relationship to no. 3 Orange Row and angles of view for overlooking from two first floor windows.

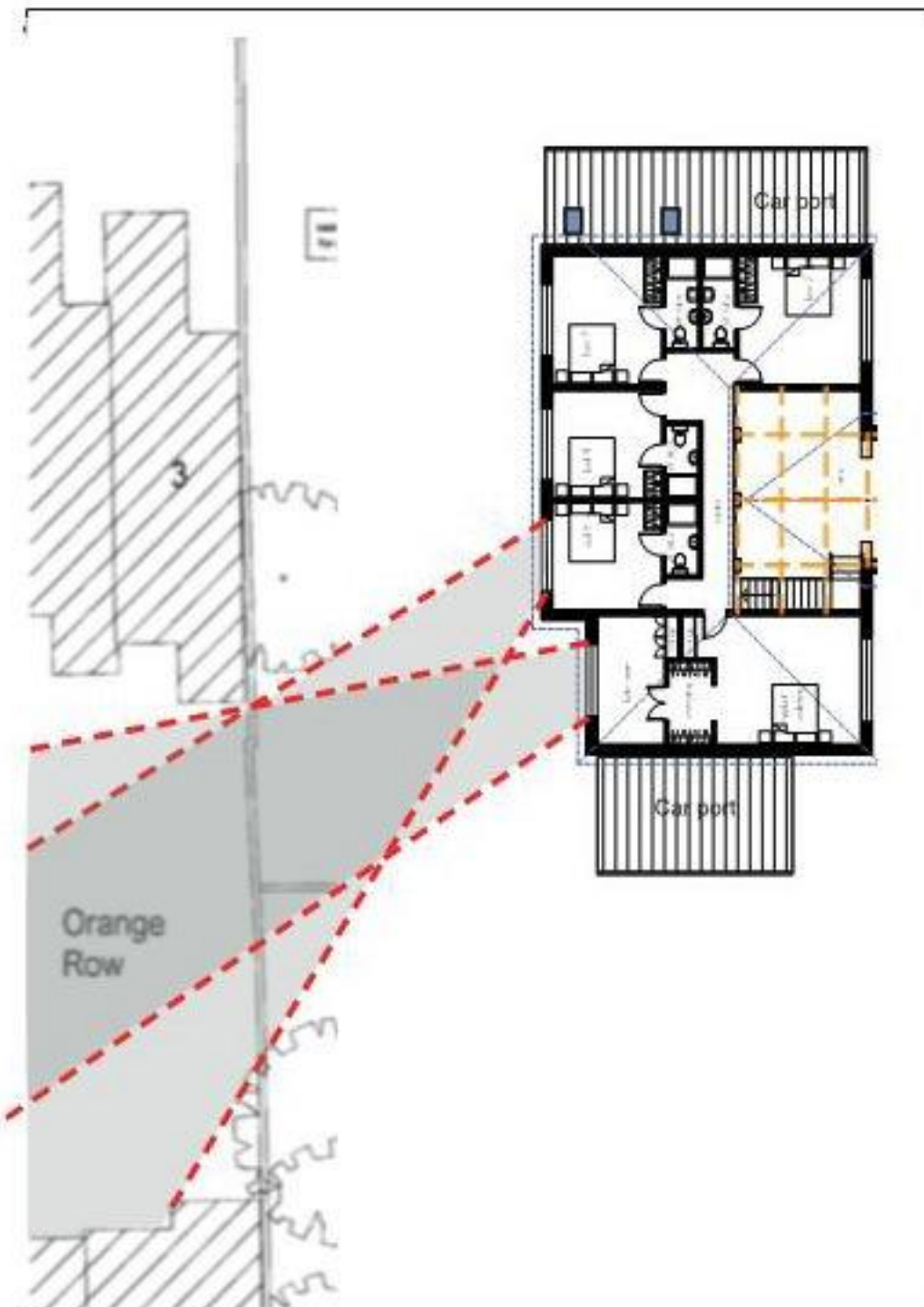


3a) West elevation of 2020 planning application, showing two large windows on first floor overlooking private courtyard of Orange Row



The two windows (highlighted in red) will overlook Orange Row and will have an intrusive effect on all residents of Orange Row most of the year. Even when trees adjacent to no. 3 and 4 have foliage, the impression of being under observation will remain.

3b) Plan view of 2020 planning application, showing relationship to the private courtyard of Orange Row and level of overlooking from rear windows.

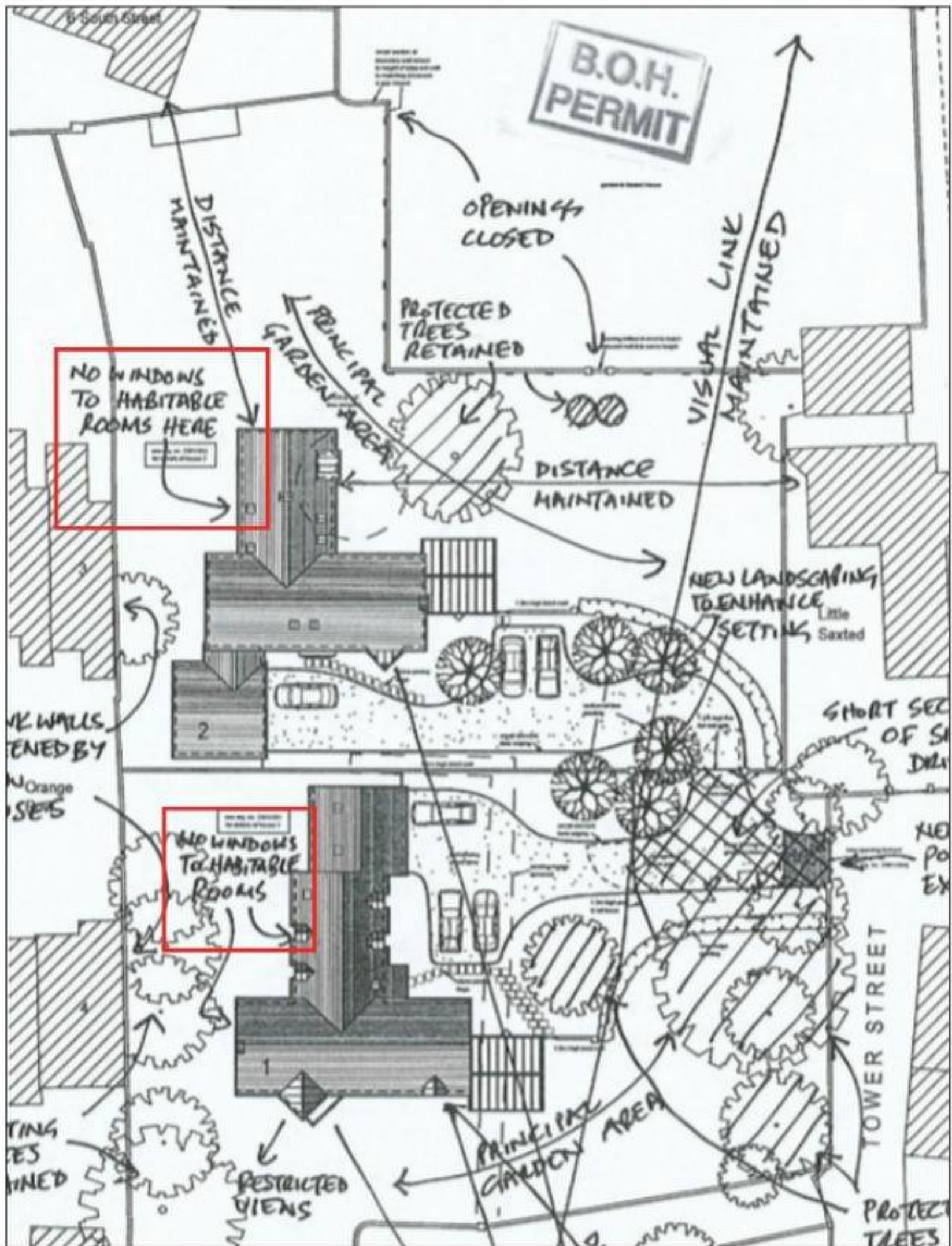


Orange Row is a private courtyard which has not been adopted by the local authority.

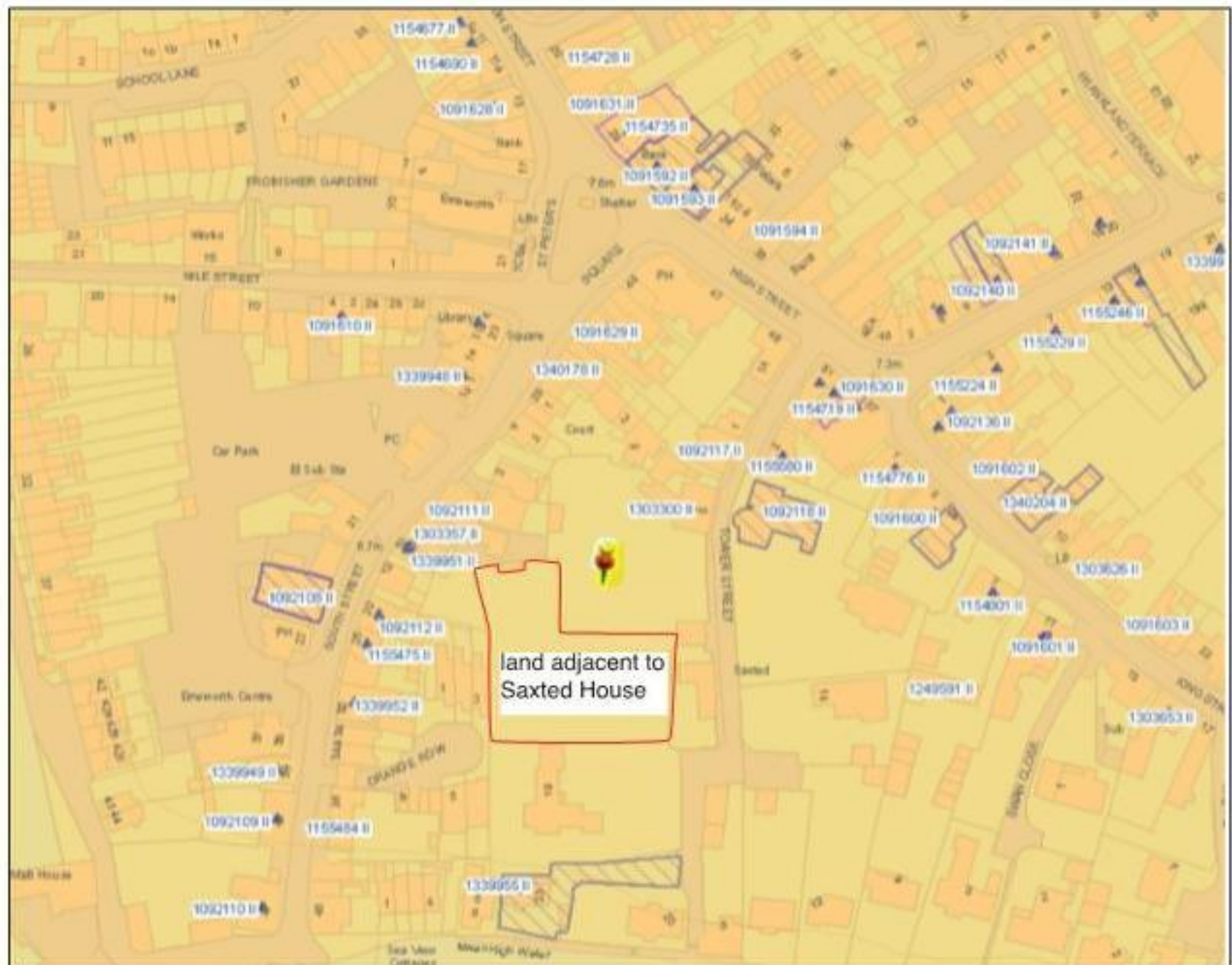
The courtyard has neither public parking facilities nor highway markings. The house owners of Orange Row are freeholders each with title to a part of the central courtyard.

As soon as one passes through the archway from South St, it feels private and part of a distinct community. This may explain why when a member of the public very occasionally walks in from South St, they rarely venture much further than the archway.

4. 2003 Plan from page 2 of document titled 'Maps & Plans ref. 03/53651/016' relating to planning permission granted, showing the architect's notes relating to proposed features and compliance relating to 'no windows' (red boxes added)



5. The map below shows only a selection of listed buildings in the central Emsworth Conservation Area.



Those properties outlined in purple with hatched borders are of specific interest to Historic England for their particular heritage status.

The remaining entries are for the remaining listed buildings that come under the protection of the local authority.

Emsworth is unusual in having such a concentration of historic buildings within its Conservation Area.