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ECA/EAC/12:1089

10 March 2023

Havant Borough Council
Planning Department
Public Service Plaza
Civic Offices
HAVANT PO9 2AX

Dear Sirs

Fiscal House 2 Havant Road Emsworth PO10 7JE

Further to the objection from the public dated 5 March 2023 I wish to make the following observations:

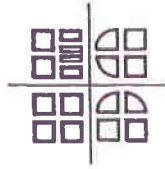
Impact on neighbouring properties:

Reference is made to the height of the rear building having a higher roof elevation than the Church and Bath Road properties.

I have added information on the drawings relating to relative heights – in fact the high point of the proposed ridge line is only 712mm above the Church ridge line. The objector has submitted a 'mock up' purporting to show the relationship between the proposed dwelling and the Church. I wish to challenge the accuracy of this mock up which is incorrect in terms of height and profile and misleading as a consequence. The relative levels given on my drawings are based upon a topographic survey.

The objection fails to refer to the BT Exchange which is three stories and not domestic in scale. The Planning Statement demonstrates that there is no overlooking the rear of properties in Bath Road. I have generated shadows around the proposed dwelling taken at mid afternoon in the summer months which confirms that the shadows do not affect Bath Road dwellings.

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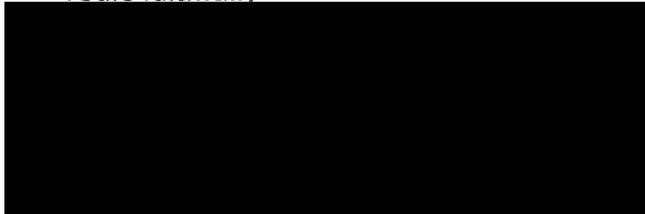
Design Impact on Conservation Area:

My Design and Access Statement has been extended to incorporate a section on this matter highlighting the fact that there is already precedent for various roof profiles and modern external materials.

Flood Risk:

This is consistent with current legislation.

Yours faithfully



Edward Caush

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