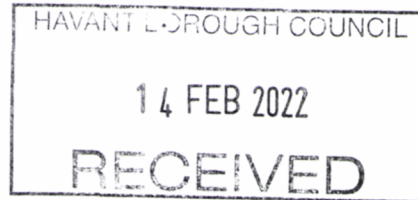


Mr G Speller (Planning team)
Planning & Development
Havant Borough Council
Public Plaza Centre Road
Havant
PO9 2AX



Your Ref: APP/21/01437

10th February 2022

Dear Mr. Speller

The Winkleshed, South Street, Emsworth, PO10 7EN

[REDACTED] 5 Seaview Terrace (called here "The Winkleshed") we write to you to **formally object to the above application.**

The proposed development of The Winkleshed will have a very significant adverse impact on our home and outlook. Of specific concern to us, is the two-story front extension.

Historical Context:

The original Winkleshed was believed by many to be one of the oldest buildings on the Emsworth foreshore. Immediately to the west of this building, the short terrace called Seaview Terrace was built in 1881, 141 years ago. These were originally fishermen's cottages, and since they were first occupied, and up until now, the residents of Seaview Terrace have enjoyed a complete vista along the foreshore to the east; they were able to see the sun rise at all times of the year and were able to enjoy the light that shone on their Terraces. The original Winkleshed had a characteristic backward sloping front aspect, which was reflected in the current building, erected in the early 1980s, and it is important to appreciate that it is this sloping front aspect that allows Seaview Terrace the amenity to see the whole extent of the foreshore, as well as the rising sun, in the winter months, and to benefit from the early morning light.

The Proposal:

The proposal to erect a 2-storey front extension at The Winkleshed, [REDACTED] will obscure the eastward facing aspect along the foreshore from Seaview Terrace for ever, and the further proposal to extend the house southwards, to align with the seawall, along with a box window that will actually overhang the sea wall, makes the obstruction to the amenity even worse. The southern elevation of The Winkleshed currently protrudes approximately 5 metres beyond the building line of numbers 1-4 Seaview Terrace to the west of the site and 7 metres beyond the front of no. 23 Tower Street to the east. The existing south facing roof slopes down towards the seafront with reduced eaves of approximately 1.6 metres in height. The recessive roof form and reduced eaves height respects the position of the neighbouring properties to the east and west. However, the proposed two storey extension would, according to the architect's plans, extend over 1 metre to the south and increases the overall mass of The Winkleshed by 21% and the front elevation silhouette by 35.8%. The addition of such a large extension in a sensitive and highly prominent location would not respect

the position of the neighbouring dwellings to the east and west and would result in an awkward and overtly dominant building that would have an adverse impact on the character of the conservation area.

Further, not only would the amenity of the residents of Seaview Terrace be severely impacted, but those properties to the east of The Winkleshed will also have their amenity impacted, as their vista of the west end of the foreshore will also be partially obscured. The property to the east most affected by these proposals is the one immediately next-door [REDACTED]

One of the most striking and iconic aspects of Emsworth is the Promenade, and thousands of residents and visitors walk along this seawall every year; those walking north along the long stretch of the Promenade directly face the west end of the foreshore, where the current buildings, Tidings (at the South end of South Street), Seaview Terrace, The Winkleshed, and No. 4, Tower Street form the key buildings in the line-of-sight. The proposal to increase both the mass and the front elevation silhouette of The Winkleshed will adversely impact the appearance of the west end of the foreshore, and the significantly enlarged building will also be out of keeping with the current size of Seaview Terrace to the immediate west, and of the iconic 23 Tower Street to the immediate east.

Relevant Policies:

The National Planning Policy Framework (NPPF) 2021

Para 130: "Planning policies and decisions should ensure that developments...c) are sympathetic to local character and history, including the surrounding built environment and landscape setting..."

Para 199 "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation."

Havant Borough adopted Core Strategy

CS11 protecting and enhancing the Special Environment and Heritage of Havant Borough states that development must protect and where possible enhance the borough's statutory and non-statutory heritage designations.

CS12 Chichester Harbour Area of Outstanding Natural Beauty states that development will be permitted where it conserves and enhances the special qualities of the Chichester Harbour Area of Outstanding Natural Beauty.

CS16

1. *Responds to, draws inspiration from and respects local context and:*
 - a) *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.*
 - c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors.*
 - e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

DM9 (Development in the Coastal Zone) states that permission will only be granted for development in the coastal zone which enhances the appearance and distinctiveness of existing settlements and landmarks along the coast, contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.

The Neighbourhood Plan (2019-203):

Page 12: Land Use & Protection

The area of the town centre south of the A259 was designated a Conservation Area in 1970 and was upgraded to "Outstanding" status in 1977. The southern boundary of the town is the shoreline of Chichester Harbour, which is well protected by its European and national designations and where any development will be very sensitively managed.

Heritage:

Page 43: Maintain and enhance the surrounding townscape setting of the town centre and waterfront, its roofscape and higher ground, waterways, landmark buildings, and urban marshland edges.

Page 44: Any new development or alteration to an existing structure that affects, or has the potential to affect, a heritage asset (whether designated or undesignated) will be required in its design, scale and materials to conserve or enhance the significance of the heritage asset, the wider historic character of Emsworth, and to have regard to the design guidance within this neighbourhood plan.

Any application for new development or alteration to an existing structure that affects, or has the potential to affect, a heritage asset must include an appraisal of the site and its surroundings, with drawing showing its relationship to heritage assets, whether designated or undesignated, including roofscapes and views.

Any application for new development or alterations to an existing structure must include an appraisal of the impact of construction work and traffic on heritage assets, whether designated or undesignated.

The application must clearly explain how the development proposals have taken account of the findings of such an appraisal.

Form & Detail (p.73 Para 41):

Silhouettes, including the roof line/skyline, which integrate well with the surrounding buildings and the existing skyline will be supported.

Impact on [REDACTED] (Loss of light, outlook, and privacy):

The proposed two storey extension on the southern elevation would be visible from the neighbours to the east and west and would have a particularly significant impact on the outlook [REDACTED] given that there are windows in both the east and south elevations. The two-storey extension would infringe on the outlook from the rear [REDACTED] and would not accord with the '45 degree' rule that is recommended (paragraphs 5.43-5.44 of the Havant Borough Residential Design Guidance Supplementary Planning Document) which would also result in a loss of available sunlight.

[REDACTED]

Relevant Policies:

The National Planning Policy Framework (NPPF) 2021:

Para 130 f) Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible which promote health and well-being with a high standard of amenity for existing and future users

Havant Borough adopted Core Strategy:

Policy CS16 (High Quality Design) states that the development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Further comment:

The proposal to build a large shed to the rear of the property will severely damage the amenity of the adjacent properties in Orange Row, and we support [REDACTED] in respect of their objections to this aspect of the application. It is unclear from the plans how the proposed shed would interact with the east end of the shed to [REDACTED] but notwithstanding those issues, the height of the proposed shed is clearly an adverse and unacceptable feature. In addition, the proposal to build porches to both the east and west elevations further damages the amenities of the adjacent properties to the north in Orange Row.

Conclusion:

The proposed development:

- is not of a high quality of design as required by policy CS16;
- would have an adverse impact on the Chichester Harbour AONB contrary to policy CS12
- would not respect the designated heritage assets which include 23 Tower Street (Grade II listed) and the Emsworth Conservation Area as required by policy CS11 and
- would have a significant adverse impact on the amenities of the neighbouring properties.

Photographic Supplement:

The 1st photograph [REDACTED], and shows the vista to the east of the foreshore as it currently appears. The 2nd photograph is the same as the 1st but shows how the same aspect would look after the building of the extension, eliminating the sloping roof, and moving the base to the edge of the seawall. In fact, the area shaded is an underestimate, as no account is taken of the additional protruding box window.

Yours sincerely,

[REDACTED]

