

Havant Borough Council
(Planning Department)
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

05 November 2017



Dear Sirs,

Re: APP/17/01089 - Erection of 1No. 5 bed dwelling.
11 Warblington Road, Emsworth, PO10 7HE

I am writing to you to comment on the above planning application. I agree with the points identified by the Planning Department in their pre-application advice, but make further comment as follows.

1. The principle of development. I agree that the proposed development should look to the immediate site context for reference and respect the layout and character of the surrounding area. Havant Borough planning policy, regarding Warblington Road in particular, is given in SPD Appendix 1, 3 c. This states "In the event of new development the relationship of building line to street frontage within the immediate context should be observed."

The proposed development is significantly forward of the existing consistent building line. The layout of the surrounding area has the dwellings on both sides of Warblington Road set consistently at 45 degrees to the line of the street boundaries. This arrangement of a natural stagger to follow the line of the road contributes to the special and spacious character of this area. The SPD states: "The special character of Warblington Road should be preserved and maintained" and "minimise the visual impact of new buildings". The proposed dwelling is not at 45 degrees.

The planning principle for this immediate locality is reiterated in Havant Planning Department letter reference GEN/14/00320, dated 10 April 2014. This refers to Havant Borough Core Strategy March 2011, Policy CS16. At criteria 1.c) it is stated that "Uses the characteristics of the locality to help inform the design of the new development including heights, massing, ... existing building lines" Here the planning advice regarding the building line is that "no structure should project forward beyond this 'line' in order to retain the open character of the area"

Note that, on the location plan within the application for No11, the building apparently forward of the building line at 10 Warblington Road does not exist.

2. The impact on the character and appearance of the area. A significant aspect in this stretch of Warblington Road is that most of the dwellings are of bungalow or chalet-bungalow style, with the exception of the existing dwelling at No 11, which has noticeably greater bulk and higher roof ridge. At present this does not give an

impression of bulk, given its spacing back from the street boundary and the adjacent area of garden to the east. The proposed new dwelling appears from the plans to have a similar bulk to the existing dwelling. The orientation of the new dwelling in the proposed site plan takes its north-west corner towards the line of the two storey gable of the existing dwelling, thereby reducing the spacing to a gate width, as seen from the street view. The two properties so close together will give an impression of significant bulk and does not reflect existing spatial characteristics. The proposed dwelling does not "minimise the visual impact of new buildings". The introduction of the mass and bulk of the proposed five bedroom house in such a forward position and in such close proximity to its neighbour is considered overbearing and will have a detrimental visual impact on the street scene.

The SPD states for the local area to "encourage residents to maintain and enhance their landscaped gardens". Are the answers given in Section 15 of the Application correct? The present proposals for the development seem to remove all of the mature trees and shrubs from the existing garden to the east of No11, which adjoin the street frontage. The entire "landscaped" area of the proposed development consists only of hard surfacing and grass.

3. The impact on neighbours' residential amenities. I ask the Planning Department to consider that it is not appropriate to incorporate such a large first-floor, street-facing picture window and adjacent balcony in this locality and in relation to the surrounding dwellings.
4. Further comment concerning Permitted Development. Given the scale and overall height of the proposed dwelling will the Planning Department consider imposing a condition removing future Permitted Development rights regarding possible building alterations, means of enclosure or windows in the roof?

I have no objection in principle to the garden of the existing 11 Warblington Road being developed for the erection of a single dwelling. I do object to the current planning application in line with my above comments. It must comply with the adopted policies of the Borough.

Enclosures

1. Map showing building line
2. CS16 paragraphs



100024238

HAVANT BOROUGH
COUNCIL
06 NOV 2017
RECEIVED

10 m
50 ft
474546, 105773



Design

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

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;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - ☒ 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;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.