

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

5 June 2020

Dear Ms Wells

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

Here are my additional comments which should be read alongside my previous comments dated 20 May. I ask this since many of my previous points remain undressed.

Having studied the revised drawings submitted since my letter of 20 May, one issue of concern relating to direct viewing into the kitchen of no. [REDACTED] has been removed.

I object to the new location, size and number of first floor rear windows overlooking the rear terraces of numbers 1, 2 and 3 Orange Row in increasing increments respectively.

The panoramic proportions of these windows combined with the clockwise tilt to the east is presumably intended to offer the occupants of these bedrooms a more interesting view of the rear terraces of 1 to 3 Orange Row, to compensate for the boring view of [REDACTED] flanking brick wall. Unfortunately the tilt to the east has resulted in an additional fourth window having a view into the terraces of numbers 2 and 3. Furthermore, these terraces rely heavily on the benefit of the outlook to the east, (no matter how narrow the angle) due to the proximity of neighbouring buildings. These challenges are completely unacceptable. *Please see Items A and B attached.*

The current proposal does not make the best use of the potential in the land as does the approved design of 2003. In any case, since 2003, the National Policy and Planning Framework (NPPF) provides new strategic guidance and arguments for such sites.

There is an opportunity for this land to remain as it is in the future especially in view of its history as 'undeveloped land', its long established relationship to Saxted House, its place in the Emsworth Conservation Area and its proximity to designated sites of national and international importance to wildlife. I would be very grateful if you could take all my concerns into consideration.

Yours sincerely

[REDACTED]
Please see attached
A. Overlooking
B. Loss of Outlook