

HAVANT BOROUGH COUNCIL

REFERENCE; APP/10/00421

POINT VIEW, 10 WESTERN PARADE, EMSWORTH PO10 7HS

Demolition of existing dwelling and construction of a replacement 1 No.3 bed detached dwelling, including balconies to front elevation and Juliet balcony to the rear.

5th July 2019

Dear Sir/Madam

We refer to your letter dated 1st July 19 received 3rd July and are somewhat concerned at the lack of time given for a response ie 8th July given the number of objections that you have received against this application.

In your letter you state that you have received further details, but it would appear you have just been sent revised drawings which still lack clarity as to the positioning of the proposed property on the site as a whole.

The contents of our original letter of objection dated 15th May 19 are still relevant and we will reiterate the following: -

- 1) No revised design & access statement has been submitted.
- 2) From scaling the drawing, the main sewer is only 1.65m from the rear of the building and the new part of the Dining & Social Room will have to be built over it. Southern Water requirement is a 3m easement. Is it prudent to give planning for a new building if this issue has not been resolved?
- 3) Policy is for new buildings to be 1m from the boundary – the application does not achieve this on the Eastern Boundary.
- 4) The site line to the front of the proposed building still does not appear to be in keeping with No's 7,8, & 9. We know from the previous owners point of view who lived there for 67 years that they extended the property 1m towards the sea and added the conservatory without planning permission.

As this is a new build is this now not an opportunity to right this anomaly.

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- 5) The building appears to be been raised with external ground levels raised with no details of how this will affect both adjoining properties.
- 6) Additional window to east elevation.
- 7) No reference has been made of the daylight impact on the adjoining properties. Why has the council not requested a detailed survey of this aspect?
- 8) There are no level reference points no topic graphical survey and no flood risk assessment which was required for other properties in Western Parade.

We also note that the colour of materials is now to be left to be agreed via planning condition. We like to think that consideration will be given to the comments raised by objectors as to the unsuitability of dark colours in this location.

We still strongly object to the proposed dwelling on its mass and overbearing structure but like to think that the planners will take into account the various objectors view and the other residents of Western Parade will take the matters further if their representations are not considered.

