



FAO: Ms L. Wells
Havant Borough Council
Public Service Plaza
Civic Offices
Civic Centre Road
Havant
PO9 2AX

7th October 2019

Your Reference: APP/19/00421

Dear Sir/Madam

RE: POINT VIEW 10 WESTERN PARADE EMSWORTH PO10 7HS

Thank you for your letter dated 2nd October 2019 regarding the above revised application, we unfortunately have to write once again and register our objection to the proposed scheme in its present form.

Very little has changed since the earlier applications and furthermore the applicant's agent appears to wish to continue making bold and inaccurate statements on the drawings. We still feel that this scheme should be 'red carded' and discussed before a full Planning Meeting.

Our previous correspondence should be noted and the following major concerns arise from the application; -

1. Drawing No; 18065-PL-001

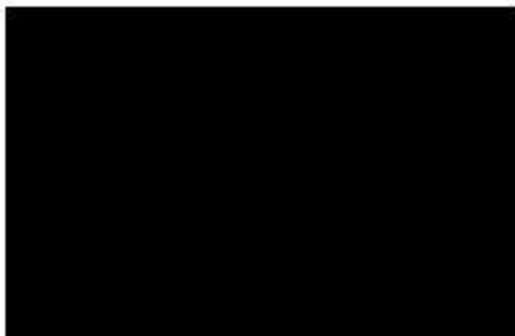
No revisions noted but dated 11.09.2019. The bold red print under House No. 9 refers to this property having been incorrectly built 1m further to the front of the site. This is a totally false and misleading statement, the position of No. 9 has been checked with your Enforcement Officer, critical dimensions relating to the front building line and side spaces were found to be correct. The site was however in its overall rear garden depth approximately 1m smaller than the original drawings, the applicant's agent has mis-used this information to say No. 9 is 1m further to the front of the site when it is NOT.

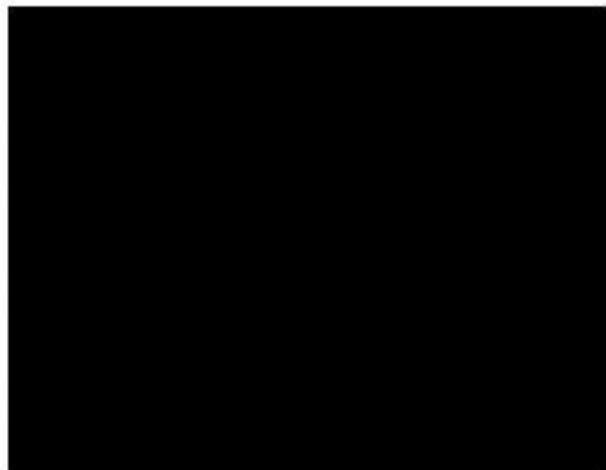
(The writer runs the company building No. 9 and met Amy Zelazik on site to check the dimensions).

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2. Drawing No; 18065-PL-001
States that a 1735 section of the new scheme has been reduced to single storey, this will have no relevance to the overall bulk of the scheme.
3. Various dimensions are shown on the drawing which we cannot verify. Surely as this is a 'New Build' the simplest proposals for the site line is that it should accord to Nos; 7, 8 and 9 Western Parade and NOT protrude any further.
4. We have previously objected to the proposed scheme because of its overall bulk in relation to the plot size and the lack of a vista through the site to the area beyond. This was a Council requirement for Nos; 7 and 8 and taken up voluntarily by Ms K. Prentice the owner of No. 9. In this respect we enclose the Planning Refusal Notices for Nos; 7 and 8 for reference purposes. This policy also concurs with Havant Council's own development guide of buildings conforming to that of surrounding structures.
5. The revised scheme still does NOT address the closeness of the building to the boundary of No; 9. In negotiations with the planners No; 8 was made 1m narrower to achieve this. It also applies to other houses on Western Parade. Once again a 1m gap complies with Havant's guide for good design practice. This is not possible where the existing garage to No; 10 is on the boundary line, but the remainder of the new build can clearly comply with this and vastly improve the sheer bulk of the building against No; 9.
6. The latest letter from Southern Water needs clarification as it appears to pass doubt on the buildability of the scheme by referring to a 3m easement either side of the existing sewer. This has been achieved at Nos; 7, 8 and 9 Western Parade but is NOT achievable with this scheme for No; 10 in its present form.





THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 08/72956/000

Site Address: 8 Western Parade, Emsworth, PO107HS

Proposal: Demolition of bungalow and construction of 1 No. detached 4 bed house with integral garage.

Further to your application received on 28 April 2008 which was valid from 30 May 2008, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The proposed development would result in an excessive building bulk adjacent to an existing residential property at 7 Western Parade, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.
- 2 The proposed development by reason of its design, bulk and extent of glazing would be an incongruous feature within the foreshore frontage, out of keeping with the character of the area and would be detrimental to the visual amenities of the immediate area, and the adjacent Area of Outstanding Natural Beauty. The proposal is therefore contrary to policies D1, H2 and L1 of the Havant Borough District Wide Local Plan 1996-2011.
- 3 On the basis of the information submitted it has not been demonstrated that the development will be safe from flooding across its lifetime, and it has not been shown how flood risk has been reduced through the development proposals relative to the existing situation. The proposal is therefore contrary to policy F1 of the Havant Borough District Wide Local Plan 1996-2011.

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 07/71371/002

Site Address: 7 Western Parade, Emsworth, PO10 7HS

Proposal: Demolition of existing bungalow. Construction of 1No. 4 bedroom detached house with integral garage.

Further to your application received on 04 October 2007, which was valid from 16 October 2007, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is, therefore, contrary to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.
- 2 The proposed development by reason of its design, bulk and extent of glazing would be an incongruous feature within the foreshore frontage, out of keeping with the character of the area and would be detrimental to the visual amenities of the immediate area, and the adjacent area of Area of Outstanding Natural Beauty. The proposal is, therefore, contrary to policies D1, H2 and L1 of the Havant Borough District Wide Local Plan 1996-2011.

In coming to its decision the Council considered plans and other documents submitted with your application.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council.



Mrs J A Batchelor
Head of Development & Technical Services

11 December 2007