

Attn.Mrs.E.Chisnall  
Case Officer  
Planning Services  
Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire PO9 2AX

15 Nile Street  
Emsworth  
Hampshire PO10 7EE



29<sup>th</sup>.March,2018

Dear Mrs Chisnall,

Your Ref. APP/18/00237    Objection

We,the undersigned,are the owner/occupiers of the property at the above address which is attached to No.11 Nile Street,the subject of this application.We wish to submit and register our comment/representation in respect of the application and so express our objection.

We thank you,incidentally, for returning our telephone call and our subsequent conversation with you about how we should proceed.

Please find enclosed a 2-page document setting out the grounds for our objection and an assembly of photographs/drawings illustrating the points we are making.

We would be happy to back this up with verbal commentary if possible or necessary.

We have just seen the report and comments of The Principal Conservation Officer (undated) which offer no objection to the application and set no conditions.We note that the comments refer exclusively to the property at No.11 Nile Street with no mention of effects on the adjoining semi-detached property at No.15 or on Nile Street as a whole.The report gives the impression of having been based on a "paper" exercise rather than an on-site visual inspection.

We hope that the next phases of the planning permission process will involve such an element and that these observations may be added to our attached statement.

We look forward to seeing the outcome of your consultations.

Yours sincerely,

A black rectangular redaction box covering the signature of Brian Dray.

Brian Dray

A black rectangular redaction box covering the signature of Hilary Dray.

Hilary Dray

Attached illustrations are:-

1. Figure 1 Front elevation of Nos.11 and 15 Nile Street taken from Application Form documents.

B = BEFORE    A = AFTER

2. Figure 5 The same properties taken from Nile Street east        "        "        "        "

B = BEFORE    A = AFTER

3. Floor Plans and Front Elevation of No.11 Nile street        "        "        "        "

4. Photograph from the original "for sale" literature for No.15 Nile street.

5. East elevation of No.15 Nile Street.

B = BEFORE    A = AFTER



01 APR 2019

OBJECTION TO THE PROPOSAL MADE IN PLANNING APPLICATION REF. APP/18/00237-  
REPRESENTATION made by Mr.B.G. & Mrs.H.Dray ,owner/occupiers of No.15 Nile Street.

RECEIVED

1.Rejection of statements made on pages 7 (item 4.1 final paragraph) and 9 (2<sup>nd</sup>. paragraph).

Firstly,the proposer can not honestly claim that the proposed balcony can provide "an optimised coastal view" or "enhance the harbour seascape view" for No.11.At the 1<sup>st</sup>.floor level,no real seaward views are obtainable from either No.11 Nile Street or No.15, which is much better placed having a straight and unobstructed view across South Street car park towards the Slipper Sailing Club.

The claim is a gross exaggeration,fatuously misleading,and should be ignored as a factor in the review of this application.

Genuine views are available from the 2<sup>nd</sup>.floor windows---nothing to do with balconies.

Secondly,we do not accept that "The balcony .....is seen to be in keeping with the style of the existing building".That is a view of the proposer.It could be true if No.11 were to be seen in isolation. We contend that Nos.11 and 15 were built as a unit and should not be viewed architecturally as separate buildings.That is why,in part, the arrangement secured Planning Permission to build in the first place in 2012.Given the continuing value of the terms "local amenity" and "Conservation Area", how can there be a difference of opinion between 2012 and 2018?That would demonstrate a lack of consistency in local planning management or a formal and recorded change of criteria. Permitting the construction of the proposed balcony would be a retrograde step.

2.Design,Appearance and Layout.

The proposed addition of a balcony would not be a visual improvement to either the property or the street.It would not be in keeping with the style of the existing building.Nos.11 and 15 were designed and built as a single unit,an architectural whole.Each of the dwellings reflects the other. The attached photograph 1B clearly demonstrates this point.

Note particularly the alignment of the first floor windows which would be altered by substituting the proposed French windows/doors for the existing window and thus negating the present design balance.

The balcony itself would complete the destruction of the architectural coherence of the original and unchanged design of the front elevation of the twin properties.See attached illustrative photographs 1A and 4.

It also ruins the clean eastern elevation of No.15,the dwelling occupied by us.This elevation is a feature in itself which should not be lost,especially by us,it's first purchasers.It slaps a dark blot on a plain bright surface.

See Attach.2B and 2A for "Before & After" views.

We must make the point that our family decision to buy the property 3 years ago was largely determined by the quality of it's unique design.See Attach.4 for the original state at sale for No.15 Nile Street and 1B and 1A for "Before and After" views.

This is a critical issue for us.

3.Practicality.

The balcony would deprive us of access to our own wall (eastern elevation).

At present there is no obstruction.The addition would fill the whole\* of the space at first floor level between the two properties and present an insuperable obstacle to carrying out maintenance or other work to that wall,to the soffit at roof level and to the rainwater down-pipe.

In fact, we would lose access entirely to that part of the eastern elevation obscured by the western end of the balcony, some 1.4 msq.

See Attach.3, Plans, etc., from the proposer's application forms—1<sup>st</sup>. floor plan and Front elevation plus 5B and 5A (on one sheet).

Additionally, there is the risk of the western end panel of the balcony depriving that area of wall of sunlight and other weathering conditions and so leading to discolouration and/or, worse though less likely, fungal growth. See attach. 2A.

\*While the western end of the balcony would not be attached to the wall of No.15, there would be no working space between the two.

#### 4. Financial implications.

We believe that the implementation of the proposal would seriously reduce the attractiveness of our property at No.15 and thus its potential value. So, financial and practical penalties for us with no offsetting benefit. We could be seriously damaged while there is no gain for the community.

Submitted by Mr. Brian Dray & Mrs. Hilary Dray on 29/03/2018

**DESIGN & ACCESS STATEMENT  
&  
HERITAGE STATEMENT**



***Erection of a new Cantilevered Balcony & replacement of existing window with aluminium French doors.***

at

***11 Nile Street, Emsworth, Hampshire, PO10 7EE***



Figure 1: Front Elevation (11 Nile Street pictured on the right of the photograph)



11 Nile Street, Emsworth

Office Name

Emsworth

11 Nile Street

11 Nile Street

11 Nile Street, Emsworth

11 Nile Street, Emsworth

11 Nile Street

11 Nile Street, Emsworth

11 Nile Street, Emsworth

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Figure 1: Front Elevation (11 Nile Street pictured on the right of the photograph)

## 5.0 SUPPORTING DOCUMENTS

### 5.1 Photographs



Figure 5: Existing Dwelling as seen from Nils Street (East)

## 5.0 SUPPORTING DOCUMENTS

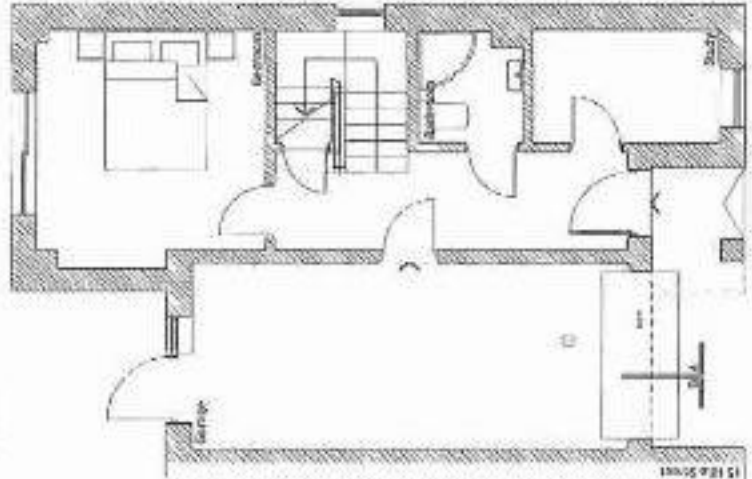
### 5.1 Photographs



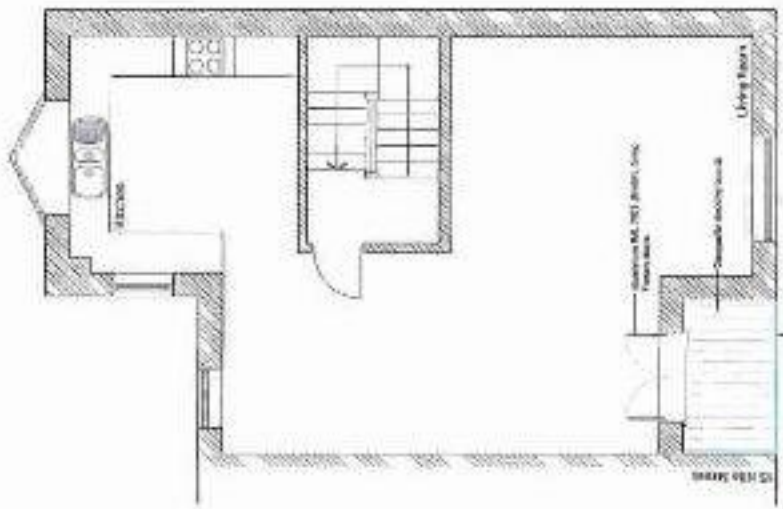
Figure 5: Existing Dwelling as seen from Nile Street (East)

ATTACH. 3

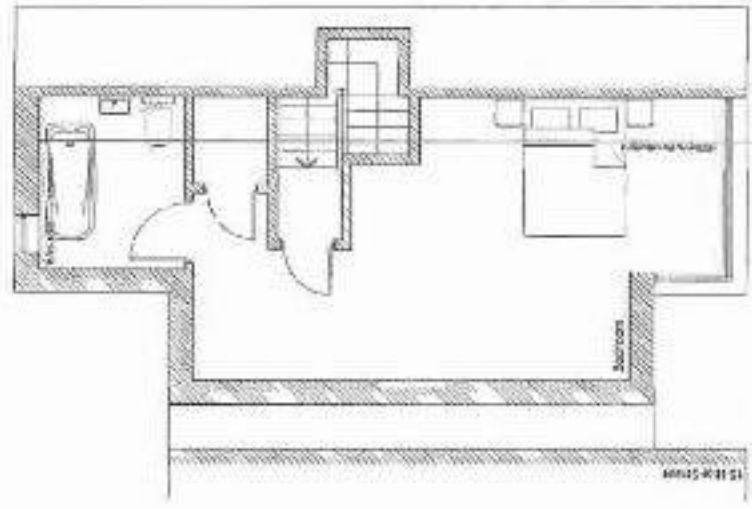
11 NILE STREET, ENSWORTH  
PROPOSED



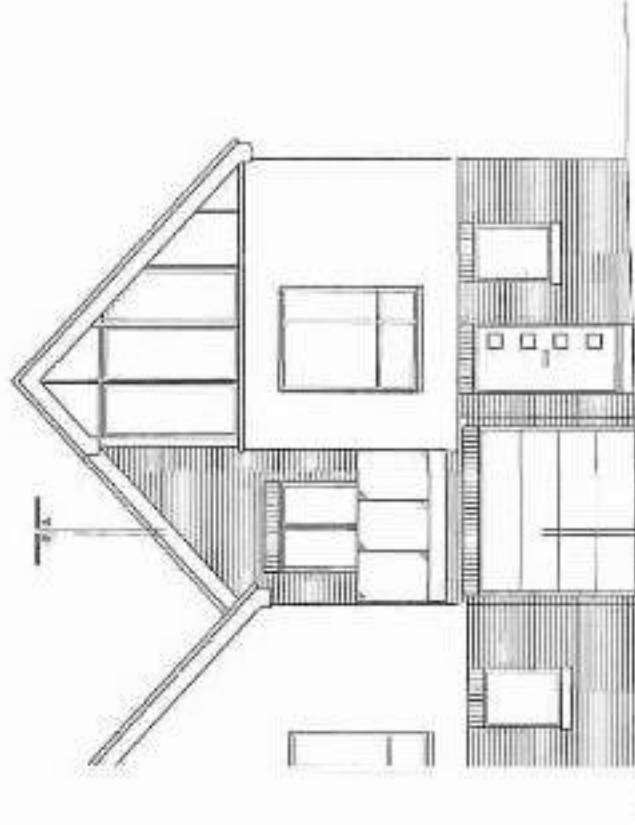
GROUND FLOOR PLAN  
1:20



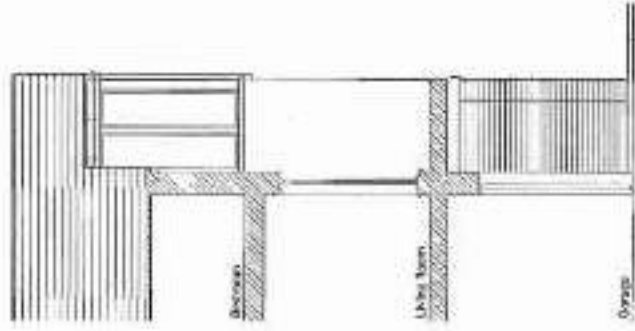
FIRST FLOOR PLAN  
1:20



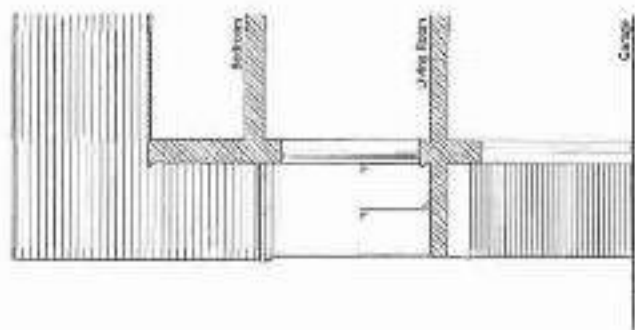
SECOND FLOOR PLAN  
1:20



FRONT ELEVATION  
1:20



SECTION A-A  
1:20



SECTION B-B  
1:20



LOCATION PLAN  
1:1000



BLOCK PLAN  
1:1000

NOTES:  
1. The proposed building is to be constructed in accordance with the Building Regulations 2010.  
2. The proposed building is to be constructed in accordance with the Building Regulations 2010.  
3. The proposed building is to be constructed in accordance with the Building Regulations 2010.

| NO. | DATE     | REVISION | BY |
|-----|----------|----------|----|
| 1   | 10/01/20 | 1        | HD |

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| hd | 11 Nile Street, Ensworth, Wetherby, Leeds LS23 7JL |
|----|----------------------------------------------------|

|         |                                                    |
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| PROJECT | 11 Nile Street, Ensworth, Wetherby, Leeds LS23 7JL |
|---------|----------------------------------------------------|

|        |                                    |
|--------|------------------------------------|
| CLIENT | Mr and Mrs John and Catherine Hall |
|--------|------------------------------------|

|      |          |
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| DATE | 10/01/20 |
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| SCALE | As indicated |
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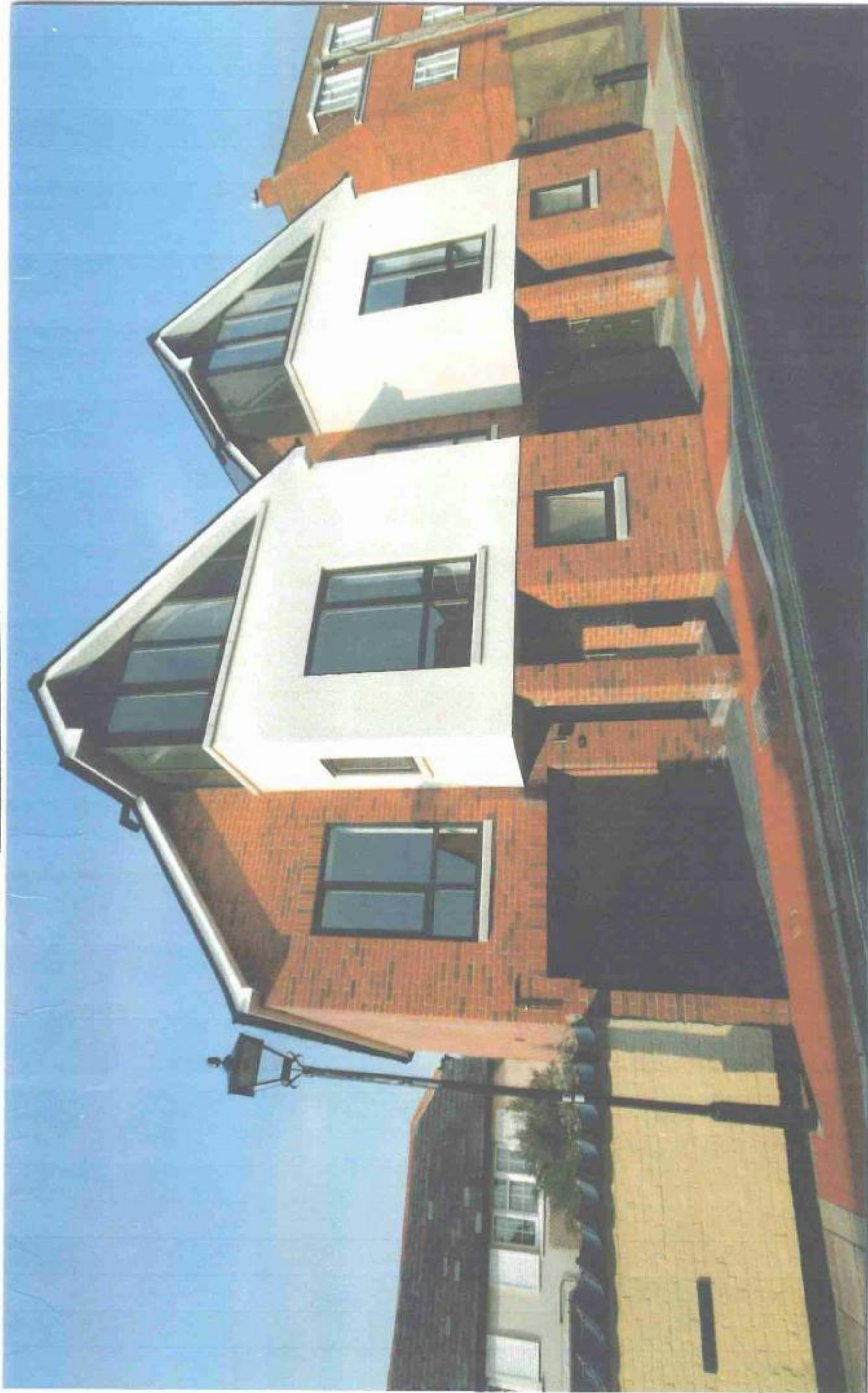
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| DESIGN NO. | 11 Nile Street, Ensworth, Wetherby, Leeds LS23 7JL |
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| DATE | 10/01/20 |
|------|----------|

ATTACH. 4.

ATTACH. 4.



**Borland**

15 Nile Street

ATTACH. 5A + 5B

5A



5B

