

The Tythings
59 Horndean Road
Emsworth
PO10 7PU



Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Rd
Havant PO9 2AX

18th May 2017

**Letter of OBJECTION - Planning Application
APP/17/00358**

Dear Sir/Madam

I wish to object to this Application on the following grounds:

- The densest part of the Development is the closest to our existing properties – specifically Nos 57 & 59 and will have direct views in to Mrs Shaw's property at 57 and mine at 59. 59 is a single storey building/bungalow and the second floor of plots 48 to 53 will look straight into the kitchen/dining area, and into the lounge area, as well as bear down into the front and back gardens.
Any new properties opposite 57 and 59 should surely **only be single-storey**, to be in keeping with the property they face.
- Even with a reduction of density and moving

the new properties further away (by moving the car-parking from the front of the new building to the back) would still **require more screening** than is shown on your plans, to ensure the privacy of 59.

- My understanding of the approved outline planning application **APP/14/00547** and its masterplan, was that there was **at least 22 meters** between the front of the planned houses and my property at 59. This has now been reduced to 14/15 meters – surely the approved masterplan cannot be altered/dismissed in this way, given that the proposed properties will look directly into the windows of my property!

This distance will be further reduced, if the occupants of the new properties were, at some future date, to build an extension to the rear of their property – I would like an assurance that there can be no such ‘creep’ **at any point** in the future that reduces the distance between my existing property, and the nearest point of the new build.

- Similarly, I would want an assurance that none of the properties opposite 59 could have a Loft Extension in the future, creating a 3rd floor, which would be **even more intrusive**.
- I would want to be assured that what appears to be a footpath between plot 56 and plot 57 is removed and in no way indicates that the residents of the new development would have a ‘right of way’ into the driveway approaching my property at 59, and our neighbours at 57.
- Your original planning improvement stated that amongst other things, you would **‘respect neighbouring properties’**. However, you’re allowing properties to be

built that would not only overlook my property, but are the closest to the historic boundary wall of all of the properties on the new development. Whereas most of the other properties in Horndean Road have very long gardens, which automatically separate them from your new build, Plots 48-56 sit right next to 2 of the 3 existing properties that adjoin the boundary wall to the new build. Surely, this calls for a **refusal** of the Planning Application until the site is **re-planned** to ensure that the properties around the areas of plots 48 to 61 are **reconfigured to be further away**, and fully respect the original approved planning application, and also fully respects the privacy of my property.

- Finally, I would want a **reassurance** that the historic and attractive boundary wall between the new build and my property at 59, would be **fully protected**, not only during the building, but that steps are taken to ensure that this protection continues into the future.

Yours sincerely



Lucy Pascoe