

Mrs Rachael McMurray
Planning Development,
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants
P09 2AX

1c Beach Road
Emsworth
Hants
P010 7JS

3rd July 2017

Dear Rachael,

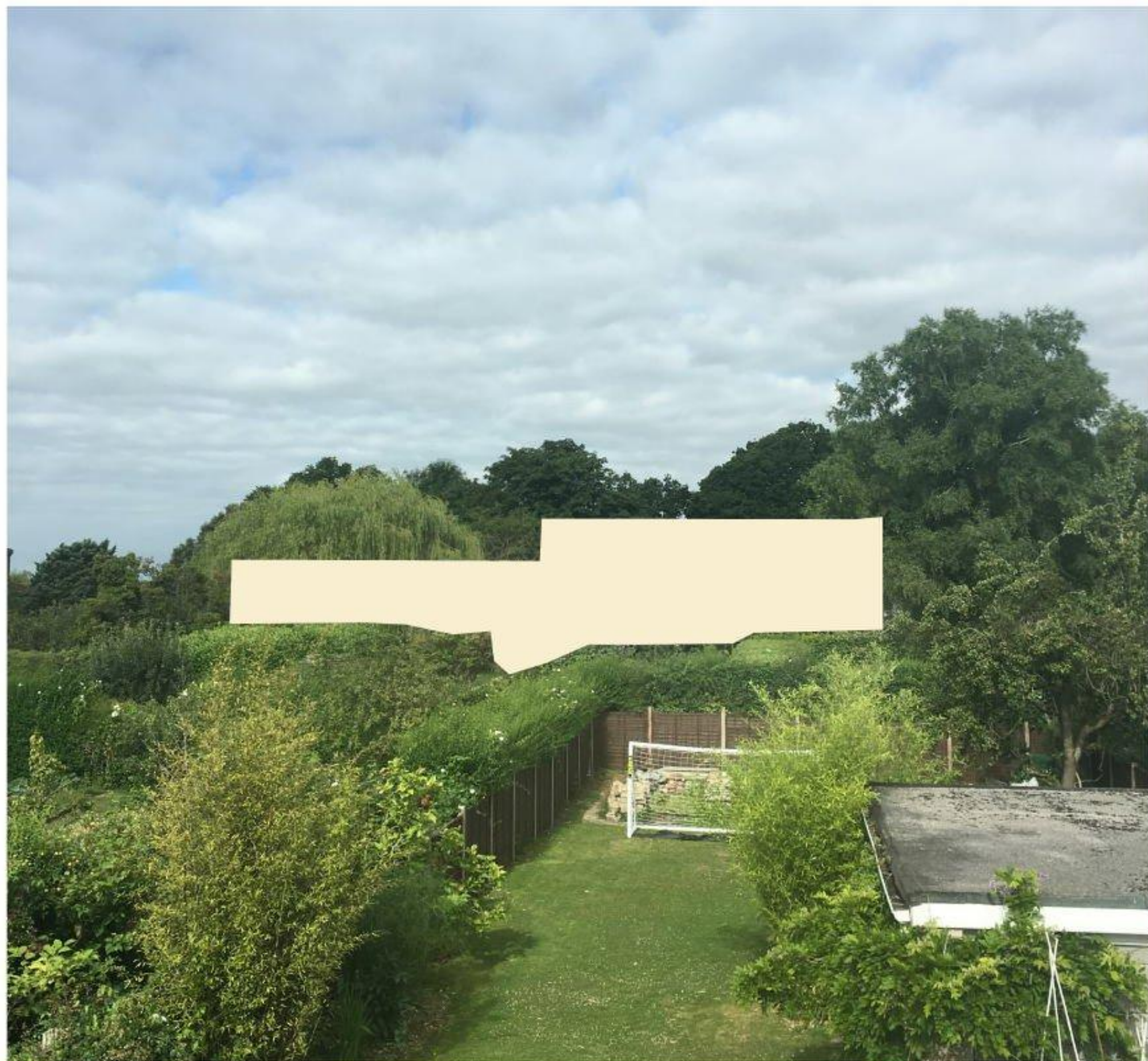
REF: Planning Application – APP/17/00633 - Objection

I am writing to you to object to the proposed development by McCarthy & Stone.

I have lived at 1C Beach Road all of my life and am very upset by the size and design of the potential development. I believe the intensity of the block and brick design is not suitable for the area and will spoil what is a calm and natural environment at the back of our garden.

Effect on Character of the Area

We enjoy an amazing view from the upstairs of 1c Beach Road and have taken many photographs over the years of sunsets, snow winter and summer.



Here is an approximation of what we will be subjected to instead of our ambience and current view - the intensity, dominance and size of this building will cause harm to the area, in terms of our outlook and for other residents.

Policy CS9 of the Council's core strategy requires housing proposals to respect the character of the area. The development proposed does not supplement to the character of the surrounding area, the suburban family homes, or the natural ambience. In this respect, the law requires that where policy is breached and this planning application should be refused.

I think that the **SIZE, HEIGHT & DESIGN** of this proposed development is too intrusive and do not enhance the land and gardens surrounding. All of Beach Roads houses have a lovely large back garden, and the intensity of the coverage of the plot is not in keeping with the rest of the residential houses adjoining this property.

The Boundary – Hedge and Fencing

The hedge and fence at the bottom of the garden have large holes in where it is possible to see through to Orchard House. Looking at the proposed plans I can see that the hedge will be thinned. Its already very thin and removing more from the west side of it will enable pedestrians to see into our garden. This is unprecedented in the houses adjoining the property.

Effect on living conditions.

The proposed development shows an area of car parking and pedestrian access, which is next to the boundary line at the rear of our garden and will increase noise and pollution for all properties including our own.

Impact on trees and wildlife.

I was very upset to watch the red sycamore be felled in April 2017. We understand that this was done by McCarthy & Stone before they even owned the land.

I am worried that so many more trees will need to be felled to enable this development to go ahead which will have a huge impact on the wildlife we enjoy in our unique part of Emsworth. We have woodpeckers, bats, foxes, slow worms and other small animals which will be completely displaced by the proposed large building.

Parking Noise and Disturbance on site

We currently have no car or van noise or disturbance. The addition of 70+ residents and visitors to the site will significantly alter the tranquillity and ambience of our property.

Policy CS8 requires safety aspects of development to be a consideration and given the circumstances of the access to the proposed development it is considered that the proposed development would not be in accordance with Policy CS8, and in this context planning permission should be refused.

Flood Risk

Many times where there has been heavy rain the lawn in our garden is flooded. This water stays on the ground for many days after the rain has stopped and the lawn is not useable.

I am worried that by covering much more of the land at Orchard House that we will have more rain water flooding into our own garden.

Supply of Housing Land

I believe this application does not comply the housing supply for Havant Borough Council and that the developer seeks to “push” this application through without due consideration for planning policies in place.

I understand that in a recent Supreme Court Judgement that the absence of a 5 year supply of land by a local council no longer supports the granting of blanket permission for all developments applied without due consideration of the policies in place.

There is a significant number of developments with planning permission pending in our local area which will far greater satisfy the requirement for housing such as the proposed development in Selangor Avenue.

I respectfully ask that this application is refused on breaches of multiple planning policies outlined above and that the individuals at Havant Borough Council will adhere to those policies to protect those local residents objecting.

Thanks.

Hannah Simes