

FTAO: Tina Pickup

I am writing to object to the proposed conversion of the dwelling at **4 Anthony Way, Emsworth PO10 7RZ** into two separate flats, specifically in relation to the **external access staircase on the West elevation**.

1. Loss of Privacy

The proposed staircase will significantly increase overlooking [REDACTED] Unlike occasional or incidental views from existing windows, an external staircase allows individuals to stand, pause, or remain on the staircase for extended periods (e.g., smoking or waiting).

[REDACTED] resulting in a **substantial intrusion into the level of privacy** [REDACTED]

2. Potential for Prolonged Overlooking

As the staircase forms part of the regular access route into a residence, there will inevitably be repeated daily use. Each use creates the opportunity for prolonged overlooking as people ascend, descend, or pause on the landing area. This materially worsens the impact on neighbouring amenity compared with the current situation.

3. Visual Impact and Unsuitability of Design

The staircase will be an **unsightly and incongruous addition** to the West elevation. The surrounding properties follow a consistent residential design, and the installation of an external staircase of this scale and visibility is not in keeping with the local character. It would negatively impact the visual amenity of nearby properties and the overall appearance of the area.

4. Detrimental Effect on Neighbouring Amenity

For the reasons above, the proposal would lead to a **material loss of residential amenity**, contrary to typical planning principles which seek to protect neighbours from:

- Loss of privacy
- Increased overlooking
- Loss of visual amenity
- Harmful or inappropriate external alterations

The proposed staircase meets several of these harms.

While I acknowledge the applicant may wish to create additional living space, the **design and placement of the external staircase is unacceptable** due to its impact on privacy, amenity and the character of the area.

I therefore request that the planning authority **refuse planning permission** unless the external staircase is removed from the proposal or relocated in a way that avoids overlooking neighbouring properties.

