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For Planning application APP/19/00421 - 10 Western Parade

OBJECTORS: Ms Prentice (Resident No 9 Western Parade) & Mr Fox (Resident No 11 Western Parade)

Dear Members and Officers,

Thank you for convening to hold an extraordinary development management meeting in regard to this application **APP/19/00421**.

We **strongly object** to the application and speak on behalf of all of the residents along this stretch of Western Parade and neighbour block, and act as the voice for the other 23 objectors on the issues they have raised that have not as yet been addressed.

We are totally supportive for the site to be redeveloped. However we cannot support an application that is not only of severe detriment to the local character, but also negatively impacts the neighbourhood amenity, for both current neighbours, but also in consideration of future generations. An improved scheme could easily be delivered for the betterment of Western Parade.

There are a large number of incorrect statements in the Officers report. The application and plans submitted fully support the corrective statements below and if necessary can be demonstrated to the members at the meeting.

The errors must be flagged as they paint an incorrect and misleading picture for the application. These are:

- Page 6, para 3.1 - The existing house is a 3 bedroom **NOT a 4 bedroom** house.
- Page 6, para 3.1 - The outbuilding is **NOT reduced by 0.5m in height it remains as existing**, a two storey high structure. There is concern this could be reinstated and used as a two storey structure at a future date.
- Page 16, para 7.8 - the front flank wall is **610mm in front** of no 11 front flank wall **NOT 0.2m** and the balcony is **2.05 metres in front** of no 11 front flank wall **NOT 0.5m as stated**. Refer to plan PL 101 for dimensions.
- Page 18, para 7.15 - The maximum roof height has **increased by 0.7m NOT by 0.2m**, The outbuilding is **NOT reduced in height by 0.5m** it remains as existing.
- Page 18, para 7.16 - single storey rear extension reduced from its current two storey form is **NOT correct**. It remains as existing a two storey high mass/structure, but is only required as a ground floor space.

- Page 19, para 7.22 - “It is understood that the separation between the two properties was agreed between the parties involved” - **incorrect statement**, we have not been asked to approve these plans.
- Page 20, para 7.25 - existing two storey outbuilding is **NOT reduced by 0.5m**.
- Page 20, para 7.29 - existing two storey outbuilding is **NOT reduced by 0.5m**.
- Page 20, para 7.30 - in reference to bulk and streetscene, you will still see the existing two storey outbuilding structure is **NOT as stated reduced in height along its entire length**. A substantial part remains two storey.
- Page 21, para 7.36 - “The proposal replaces a 4 bedroom house” **is incorrect** the existing house as described on the application form and drawings is a 3 bedroom house.
- Page 21, para 7.37 - “reduction in bedrooms from “4 to 3” **is incorrect**. One should question is the first floor ‘lounge’ adjacent to the bedrooms and bathrooms, actually a 4th bedroom? It could be questioned if the Solent Mitigation Contribution is being circumnavigated by naming the 3rd upstairs ‘lounge’ as a ‘lounge’ not a ‘bedroom’?
- Page 23, para 2, approved plans
 - Plan 18065-PL-102 Material Choice, **this plan is missing as an approved drawing**. We were informed by the Officers this material and colour had been discussed and been approved between Officer and Applicant. **Therefore could the Officers please clarify the approved Colour**.
 - Drawing No. 18065-PL-006B **should be Revision C** not Revision B.

No 11 Western Parade specific issues:-

- Privacy - The balcony design for No 10, its forward position, the close proximity and its height will harmfully impact the privacy of the master bedroom of No 11 Western Parade. The screening as suggested by the officers, Page 25/Condition 10, clearly demonstrates there is a privacy issue that needs to be addressed. The privacy issue could easily be addressed. The 4 properties recently redeveloped nos, 9, 8, 7 Western Parade and 60 Kings Road, which fronts Western Parade, all have balconies that are designed appropriately and do not require screening to protect their adjacent neighbours. Introducing screening at No 10 would cause this property to be completely out of character.
- Daylight/Sunlight - Officers state on Page 19, Para 7.23 this is a material consideration, yet no action has been taken by either Officers or the applicant to address this. Reference Drawing 003 (submitted by objectors) shows the 45 degree angle from No. 11 Western Parade’s, 3 ground floor windows. The

building roof line of No.10 materially encroaches on the required 45 degree sunlight/daylight angle.

No 9 Western Parade specific issues:-

- Encroachment - A legal letter has already been issued to the council regarding No 10's encroachment. No 10 as currently designed creates further encroachment creating construction and legal issues. No permission or legal right is in place for building any further extended encroachment. The matter unless addressed also creates difficulties between the current and all future owners who would require access to No 9. for No 10's maintenance purposes. It is unclear how No 10 can construct in such extremely close proximity to a certain part of the boundary - the required safety protective fencing, scaffolding etc... Clearly demonstrated by a mock up on site if the councillors managed to view it from No 9.
- It was agreed in a meeting chaired by Lulu Bowerman between the applicant, their designer and neighbours that their new building would be designed with a one meter space off the eastern boundary along it's entire length.
- This important agreement has not as yet been shown to be implemented.

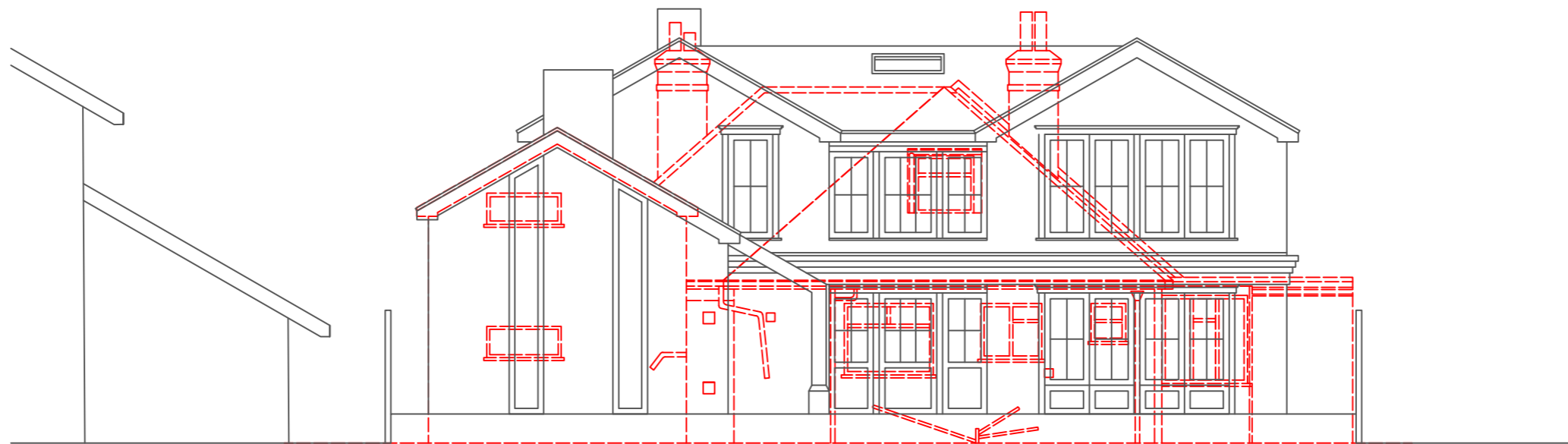
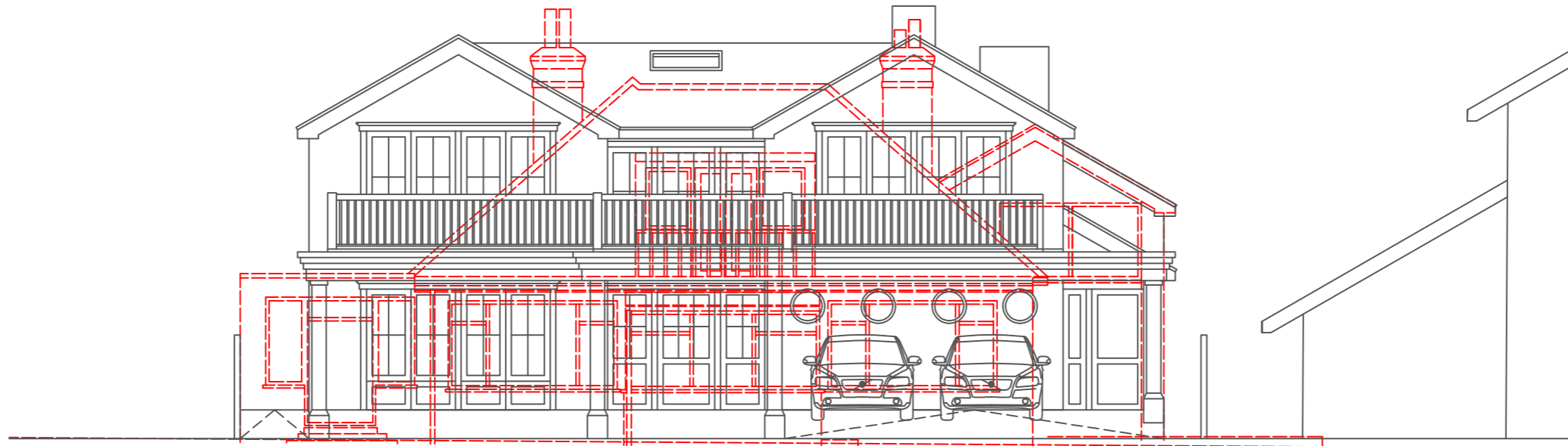
General:-

There has been an inconsistent approach to this application and the previously approved redevelopment applications for Nos. 7, 8 and 9 Western Parade. Nos. 7 and 8 were refused on the grounds of massing due to attempting to get permission for 2 storey buildings occupying the full width of their plots. The council refused planning permission on these grounds to uphold the local character and to allow for the continued AONB required vistas between the properties on Western Parade. This has been respected and adhered to by the council for each application. The current application for No 10 shows a two storey building occupying across the full width of their plot without **vistas** and the **largest massing by far of any property in the vicinity. The officer confirms this is the case on Page 17, para 7.11.** We believe the same rigorous standards and guidelines are not being applied for this application, which considering the character and sensitive prominent AONB location is hugely alarming for all the residents and objectors who's concerns expressed on this very same massing issue we represent.

We trust all these matters will be carefully scrutinised and considered by Members to ensure the legacy and prominence of this street and stretch of coastline should be protected from overdevelopment.

We would welcome any questions from Members.

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--- Existing Property
— Proposed Property



Address
10 Western Parade
Emsworth
PO10 7HS

Drawing Number
001

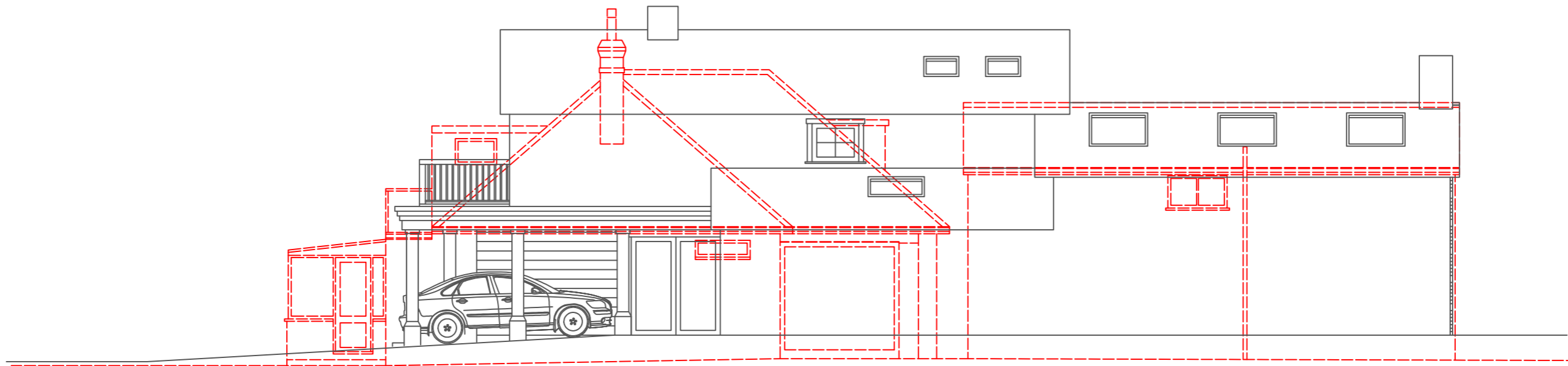
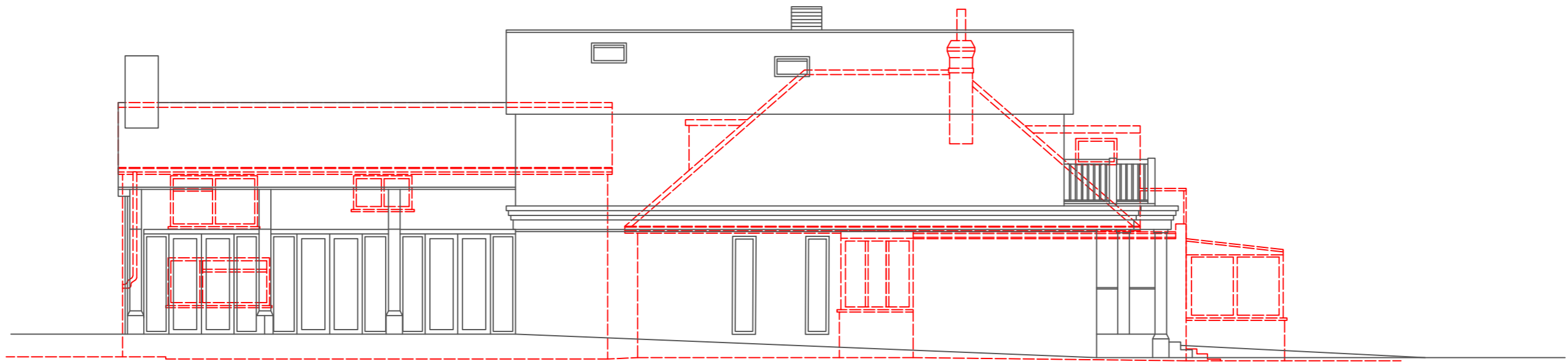
Drawing
Existing and Proposed front and rear elevations

Scale
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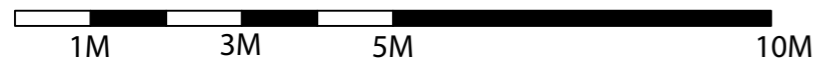
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--- Existing Property
— Proposed Property



Address
10 Western Parade
Emsworth
PO10 7HS

Drawing Number
002

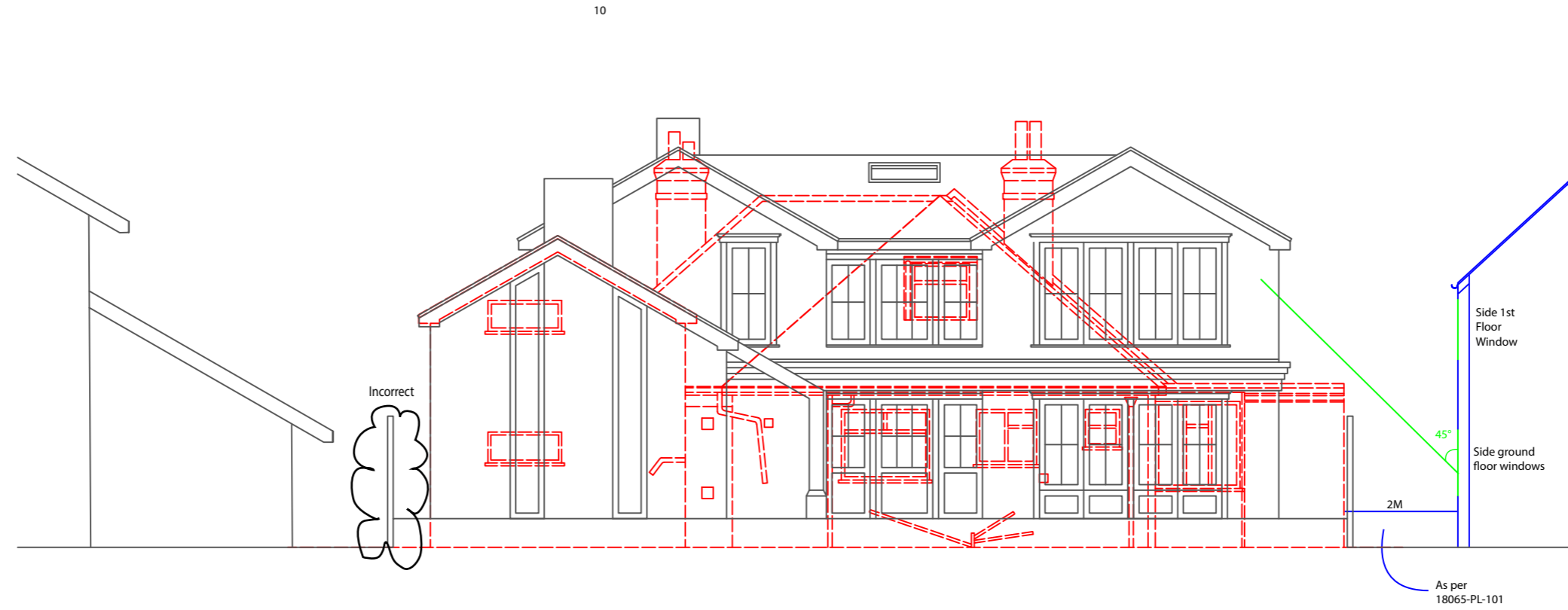
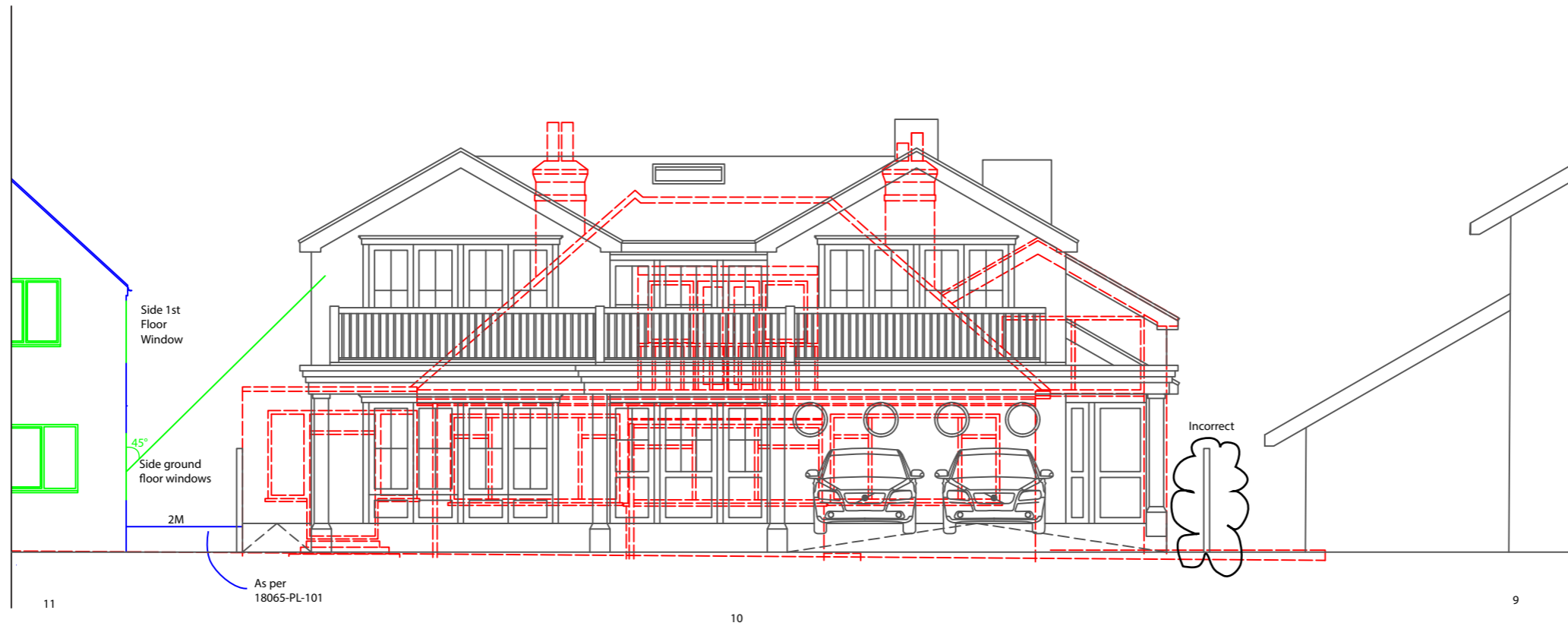
Drawing
Existing and Proposed Side Elevations

Scale
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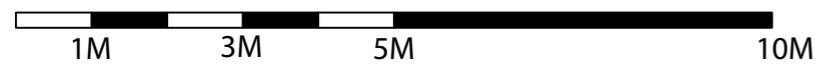
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- Neighbouring Property
- Neighbouring Windows
- - - Existing Property
- Proposed Property



Address
 10 Western Parade
 Emsworth
 PO10 7HS

Drawing Number
 003

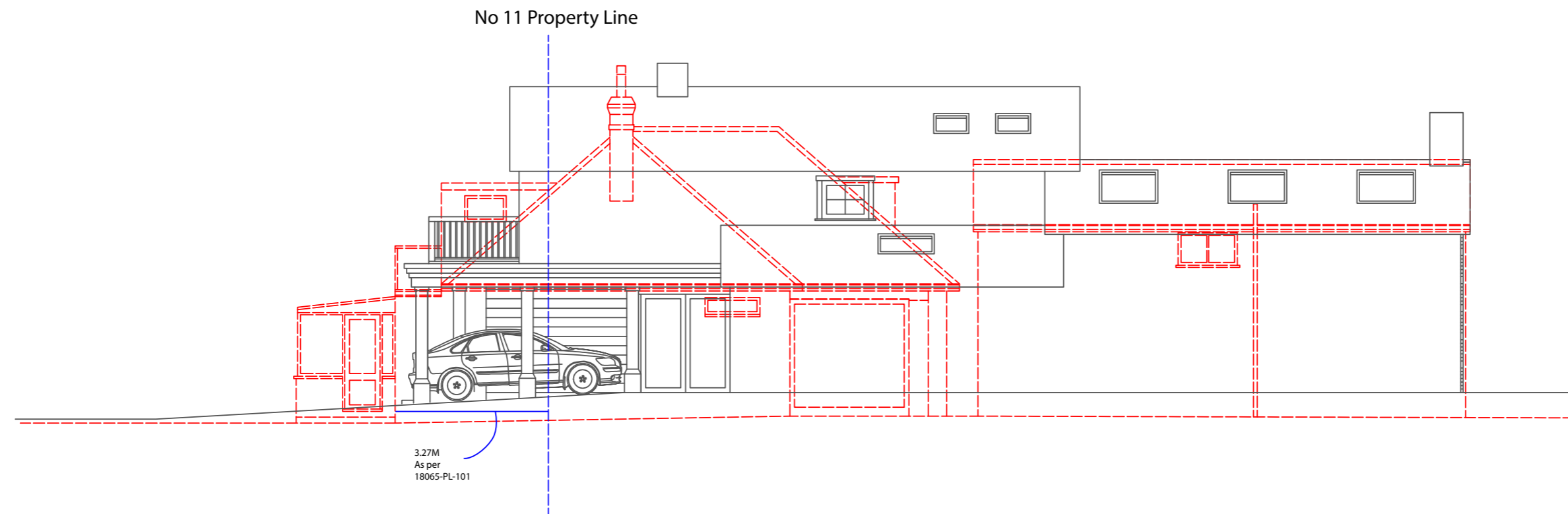
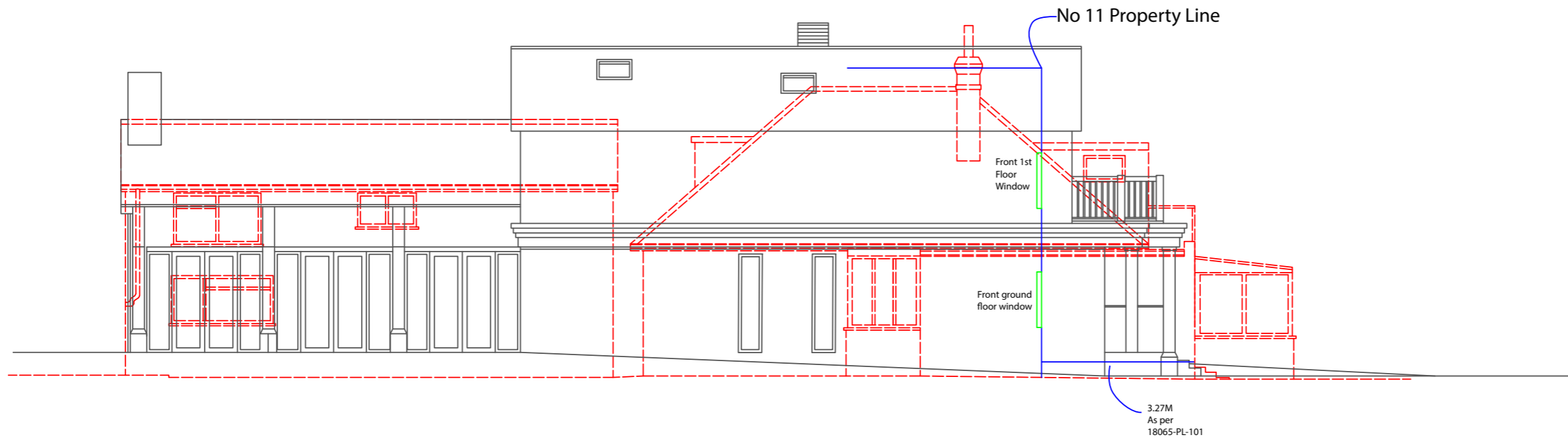
Drawing
 Front and rear encroachment to neighbouring property

Scale
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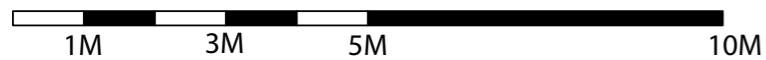
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- Neighbouring Property
- Neighbouring Windows
- - - Existing Property
- Proposed Property



Address
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Emsworth
PO10 7HS

Drawing Number
004

Drawing
Side encroachment to neighbouring property

Scale
1:100 @A3

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