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Item 5 (1)

5 Orange Row, Emsworth
Updated 24th June 2020

Updates

Site View Working Party held on 18th June 2020

Information requested:

1. *Details of the addresses of the properties shown on slide 16 of the presentation;*

The addresses of properties will be added to the presentation for the Development Management Committee.

2. *Details of the internal layout and windows of 3 and 4 Seaview Terrace to enable the Committee to understand the degree of overlooking and impact of the proposal on these properties*

The occupier of No.3 and 4 Seaview Terrace (which has been converted into one dwelling) has advised that the property contains the following rear windows:

Windows below listed east to west:

Ground floor

Utility Room, Kitchen

First Floor east to west

Obscure Bathroom Window, Landing, Toilet and Landing

Second Floor

Dormer – not confirmed by occupier

The planning permission for conversion of 3 and 4 Seaview Terrace to 1 dwelling APP/13/00347 has also been reviewed and this confirms that the dormer window serves a bathroom and landing area. The approved floor plans for 3 and 4 Seaview Terrace are attached below.

Updates to the Officers Report:

6. Community Involvement

Comments in support should read = 5

7. Planning Considerations

Paragraph 7.13 has been amended to read:

- 7.13 Representations have been received both in support and objection to this proposal. An objection has been received from a resident of one of the Seaview terrace cottages; objecting on grounds that the development would result in a loss of privacy to rooms to the rear elevations and courtyard amenity spaces of their property. Another objection relates to overlooking to a property located along South Street - it is noted objections were not made by the remainder of the Seaview Terrace properties. Comments been considered when a site visit was undertaken in the second week of March 2020. It was noted that some of the windows, most notably along Seaview Terrace serve habitable rooms which would be impacted by increased overlooking following the addition of a balcony at no 5.

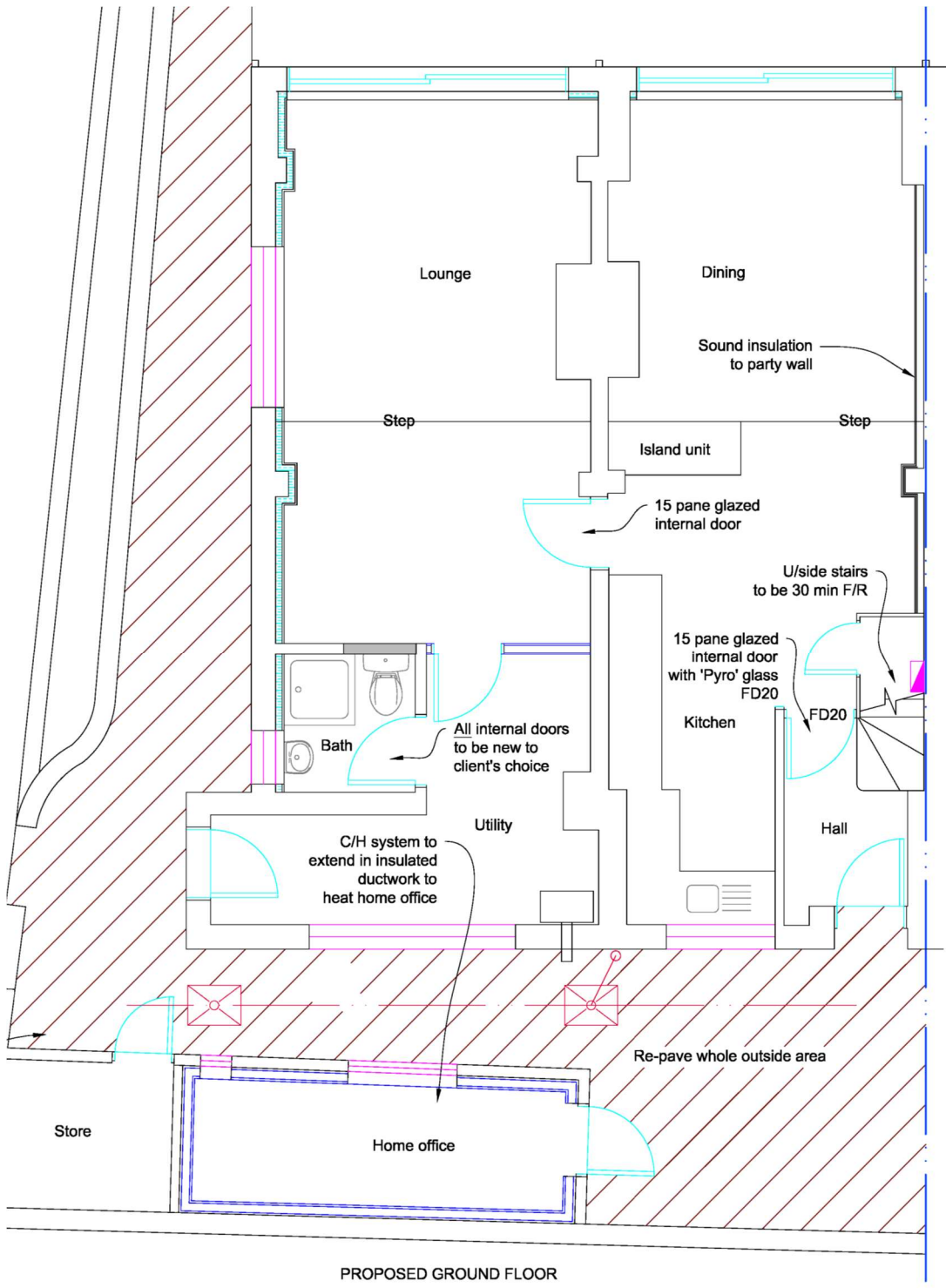
9. Recommendation:

The Reason for Refusal has been amended as follows:

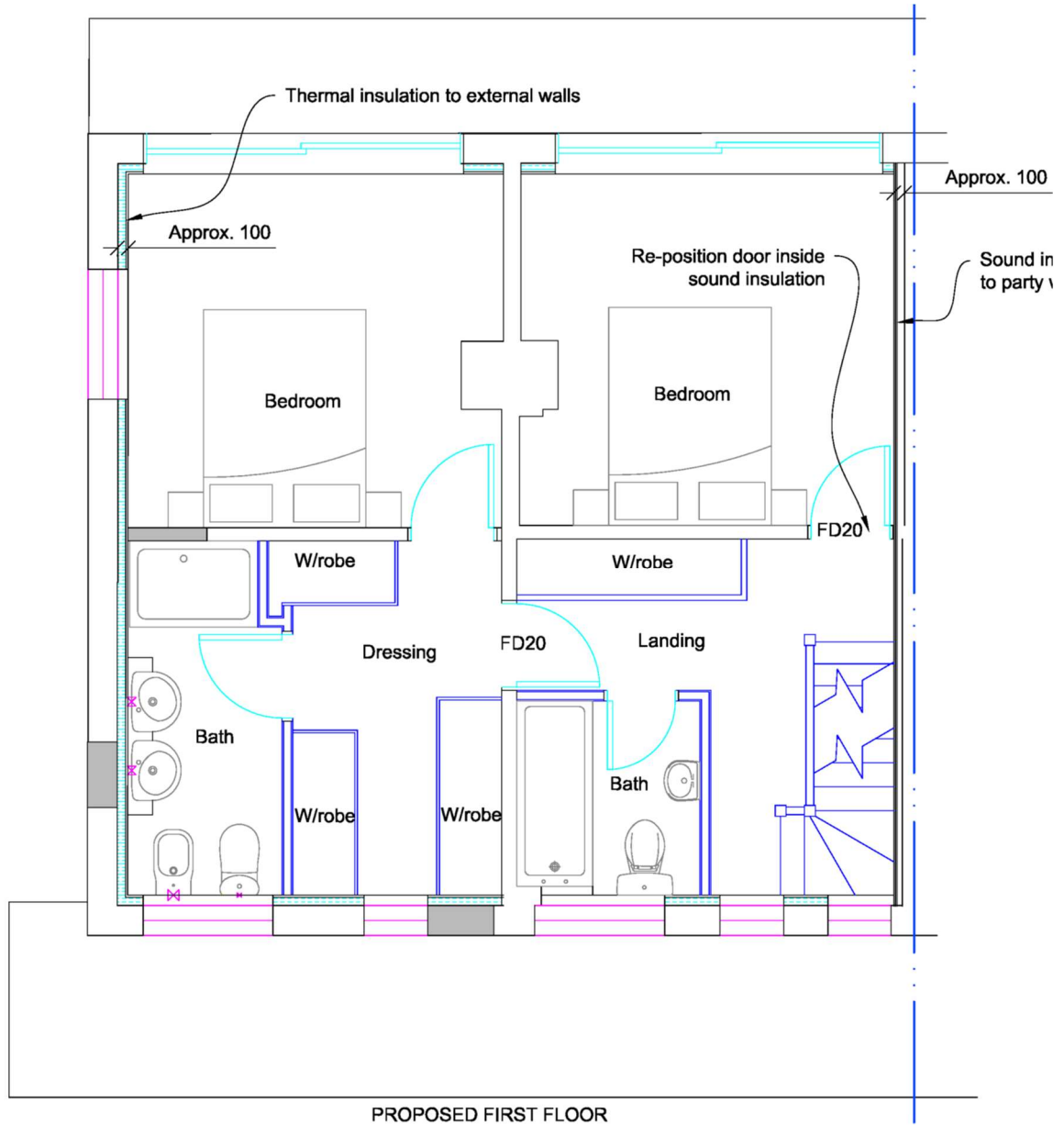
- 1 The proposed development would by reason of its design and siting result in a harmful impact on the residential amenity of surrounding properties and in particular to No's 3 and 4 Seaview Terrace (one dwelling). The provision of the first floor balcony would result in an overbearing and overlooking development resulting in a loss of privacy to rear windows and private amenity space. As such the development would be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

Floor Plans 3 and 4 Seaview Terrace (one dwelling)

Ground Floor Plan



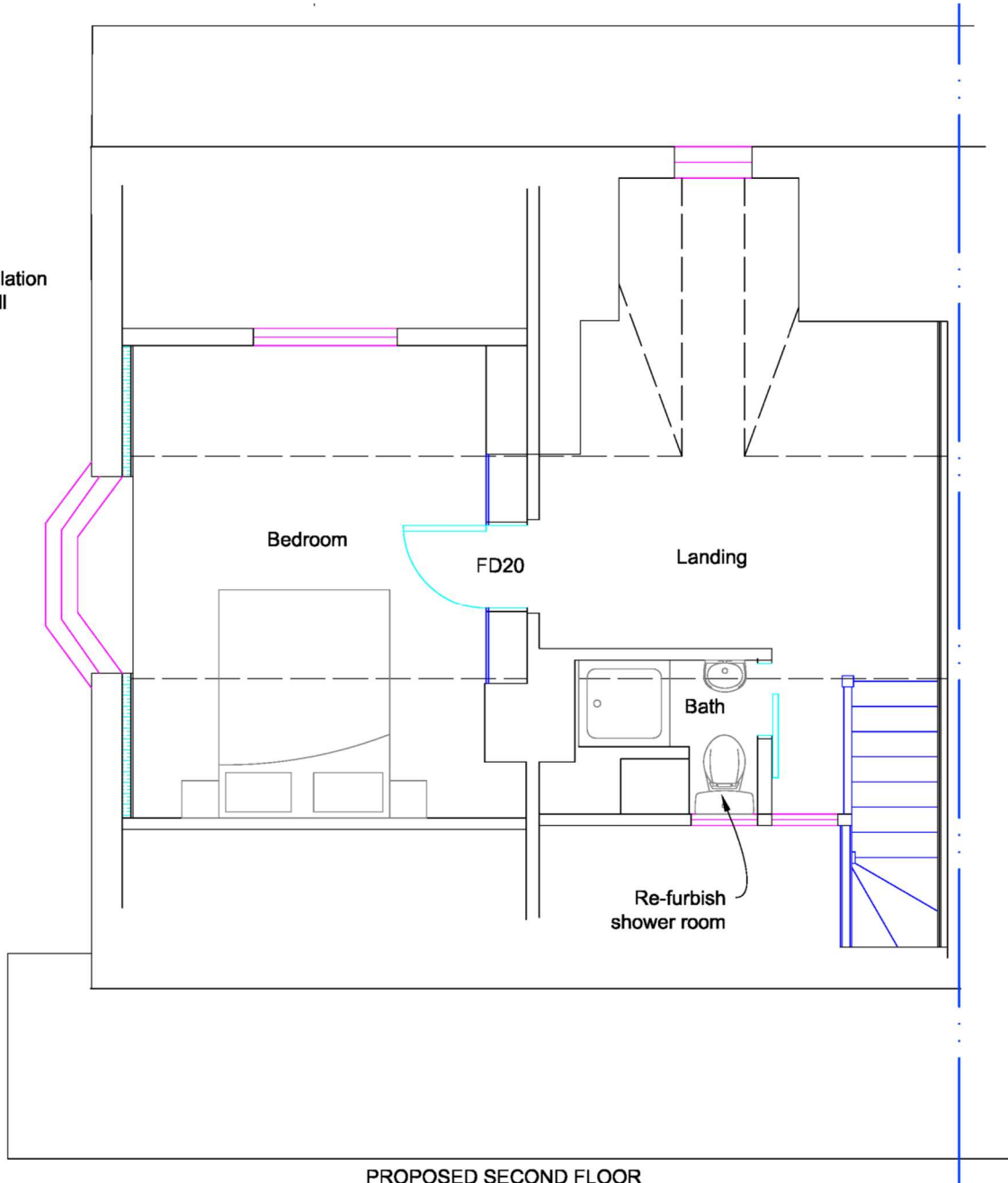
First Floor Plan



Second Floor Plan

.100

and insulation
party wall



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