

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/X1735/W/24/3348661

DETAILS OF THE CASE

Appeal Reference APP/X1735/W/24/3348661

Appeal By MR M HUGHES

Site Address
Creek Cottage
41 Beach Road
EMSWORTH
PO10 7HR

SENDER DETAILS

Name

Address

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I am against the appeal proposals for the reasons 1 and 2 given in by the Local Planning Authority in January 2024.

The Appeal Statement of Case submitted by the Appellant, not unsurprisingly, contains subjective judgements which, in my opinion, are unreasonably biased towards the Appellant's request for the refusal to be overturned and is selective in the way certain facts are presented (or indeed omitted). I trust that the Inspector will see through these, where appropriate. For example:

- The properties along Western Parade are 1 ½ storey in height not 2;
- In Appendix 2, 02. Contextual Design and Materiality, the illustration showing limited area of exposed first floor glazing fails to mention that the louvred screens are fully retractable; and
- In Appendix 2 03. Sight-lines and Plot Spacing, the impact on 72 Warblington Road is shown at the second-floor level not at ground floor level where the principal living rooms are.

Despite repeated requests during the planning process, the Appellant has failed to provide elevation comparisons superimposing the proposed development against the existing property. These would show the very significant increase in bulk of the proposed development.

Regarding reason 2, [REDACTED] I would like the Inspector to view the issues raised in reason 2 [REDACTED] at the site visit requested by the Appellant to appreciate the adverse impact the proposed development would have on me and to see the true building line along Western Parade, Creek Cottage (existing) [REDACTED] ignoring single story/low level projections [REDACTED] Please confirm that this is accepted and give some advance notice of the proposed visit date and time.