

Date 13 February 2026

FTAO Case Officer Tina Pickup

Havant Borough Council Planning Development

Public Service Plaza

Civic Centre Road

Havant

Hampshire

PO9 2AX

By email only: planning.development@havant.gov.uk

Dear Sir/Madam

APP/26/00046 - Erection of part single storey and part two storey rear extension, single storey side extension, installation of front and rear dormer windows. - 8 Beach Road, Emsworth, PO10 7JS

We are instructed

objects to the proposal for the reasons set out below.

The amenities will be severely impacted by the proposed bulky high rear enlargements. This bad unneighbourly design will breach BRE guidelines and the adopted SPD¹, contrary to policy.

¹ See 5.07-10 Design Guide SPD

The Framework says at paragraph 131 the creation of high quality beautiful and sustainable buildings and places is **fundamental** to what planning and development process should achieve. Good design **create better places in which to live** and help make development acceptable to communities. Policies and decisions should ensure developments function well and **add to the overall quality of the area**, be visually attractive as a result of good architecture layout and be **sympathetic to** local character including **surrounding built environment**. It must maintain a strong sense of place and **create places which promote health and well-being with a high standard of amenity for existing users**. It will not accomplish any of these **fundamental** requirements and paragraph 139 directs refusal.

The proposal is not in accordance with the development plan, therefore pursuant to s38(6) PCPA 2004, planning permission must be refused. This is copper bottomed by the development being **fundamentally** unsustainable as defined by the Framework.

Yours faithfully.

