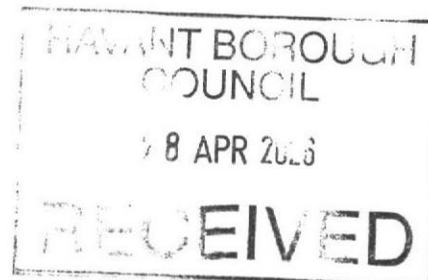


23 Apr 2026

Planning Department
Havant Borough Council



Application Number APP/26/00182

Site Address: 86 Bedhampton Road, Havant PO9 3EZ

Proposal: Two storey and single storey rear extension to accommodate 2 No. flats on first floor and extension to existing commercial space at ground floor. Erection of two storey dwelling to rear of site with associated parking, refuse and cycle storage.

Dear Sir/Madam,

I am writing to formally object to the planning application, referenced above, for the proposed development at **86 Bedhampton Road, Havant PO9 3EZ**. This over-intensive proposed development, which includes an extension to an existing building and reconfiguration from a two bedroom flat to a two bedroom and a one bedroom dwelling respectively and the building of a two story dwelling at the rear of the site, raises profound and unacceptable concerns that I believe unequivocally warrant the **rejection** of this application.

[REDACTED] the proposed development will directly and severely affect the amenity, character, and safety of the local area.

The grounds for my objection, detailing breaches of local planning policy and public health risk, are as follows:

1. Non-Adherence to Core Planning Policies

- **Loss of Protected Natural Environment (Policy CS4 and CS6):** The application ignores the removal of a large, substantial, mature tree to facilitate the development. This tree was a significant landscape feature and its loss represents a permanent and unjustified erosion of natural capital. The application is fundamentally flawed as no replacement planting or substantive mitigation measures have been proposed to offset this loss, which is a direct contradiction of the biodiversity and landscape enhancement requirements set out in Policy CS4 and Policy CS6.
- **Harm to Conservation Area Character and (Policy CS11):** As a resident within the Old Bedhampton Conservation Area, I maintain that while the site is on the border, the development does not meet the necessary standard of design and respect for the area's setting. The permanent loss of the mature tree and the inevitable increase in visual bulk and traffic associated with the new residential units fails to preserve or enhance the character and appearance of the Conservation Area, thereby directly contravening Policy CS11.
- **Inadequate Parking Provision and Highway Safety Risk (Policies CS20 and DM13):** The proposed provision for car parking is entirely inadequate for a

development of this increased density. The Havant Borough Council Parking Supplementary Planning Document (July 2016) mandates a minimum of 5 spaces for this scale of development, a requirement that has not been met in the submitted plans. This demonstrable shortfall will inevitably result in increased, hazardous pressure on the already heavily congested street parking. Furthermore, the increase in traffic movements, particularly concerning access and egress onto the main thoroughfare of Bedhampton Road, poses an **unacceptable and serious risk to both pedestrian and highway safety**, which constitutes a clear breach of Policies CS20 and DM13.

2. Unacceptable Loss of Residential Amenity (Overshadowing and Loss of Light Policy CS16)

The proposed development's considerable height and close proximity to neighboring properties, [REDACTED] will result in significant, demonstrable overshadowing and an unacceptable loss of natural light to private residential space. Specifically, this will severely impact the enjoyment of:

- Habitable rooms [REDACTED]
- Private garden areas [REDACTED]

The scale, bulk, and siting of the extension and new dwelling create a cramped and overdeveloped appearance detrimental to the amenity of surrounding properties. This constitutes a material breach of Policy CS16 requirements for good design and residential amenity protection

3. Unmitigated Overlooking and Loss of Privacy (Policy CS16)

The plans detail an extra window on the upper floors of the extension that creates **direct, unmitigated overlooking** into the most sensitive private living areas and gardens [REDACTED]. This level of direct visibility leads to an unacceptable and profound loss of privacy for residents. The current plans fail to adequately mitigate this impact (e.g., through obscure glazing or appropriate separation distances), which represents a fundamental failure to meet the requirements of Policy CS16.

4. Public Health and Safety Risk: Unsurveyed Asbestos Garage (Control of Asbestos Regulations 2012.)

A critical omission from the planning application is the presence and proposed management of the old, asbestos-roofed garage on the site. This structure appears to sit within the footprint of the proposed extension or the new dwelling.

- **Risk Assessment Failure:** The garage is in an unsound, deteriorating state, with broken pieces of asbestos already visible in the garden. This poses a direct and immediate public health risk to neighbors and construction workers.
- **Incomplete Application:** The application contains **no mention** of the asbestos or evidence of an appropriate survey, method statement for safe removal, or evidence of compliance with Control of Asbestos Regulations 2012.

- **Requirement for Rejection:** Given the potential risk to public health during demolition and removal, the application must be deemed technically incomplete and **invalid**. Proper planning assessment cannot proceed without a formal asbestos survey and an approved safe demolition/removal methodology being submitted and reviewed by the Council's environmental health department.

I urge the Planning Department to carefully consider these serious concerns, particularly the quantifiable breaches of local policy and the public health risks, and **reject planning application APP/26/00182** to safeguard the amenity, quality of life, and safety for current residents and to preserve the character of our neighborhood.

I request to be informed of the date and time of the Planning Committee meeting where this application will be discussed and wish to reserve my right to speak at the meeting.

Thank you for your attention to this important matter.

Yours faithfully,

