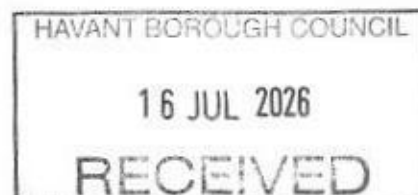

14th July 2026

Dear Planning Department

Application Number: GEN/26/00030
Site Address: 21 Beach Road, Emsworth, PO10 7JS
Proposal: Proposed new dwelling



I wish to make representation in respect of application APP/26/00333.

I have a number of questions about the Parking Survey Technical Note and would request that the HBC request this note is independently checked and verified.

The application acknowledges that the retained dwelling would have only one on-site parking space, with reliance placed on on-street parking to provide additional capacity. Beach Road already experiences significant parking pressure from both residents and visitors accessing the seafront and surrounding area. Vehicles frequently park along the carriageway, reducing the effective road width and creating a single-lane environment. The proposal would increase demand for parking and further exacerbate existing pressures.

My request arises from the following queries of the Technical Note as follows: -

1. When cars are parked on both sides of Beach Road there is insufficient room for two vehicles to pass which, one would expect, reduce the number of parking places to allow passing points.
2. Residents leaving their drives by car require reasonable visibility of traffic using the roads for safety. This visibility is restricted by parked cars. This would reduce the number of available spaces shown in the Technical Note
3. Could the study please check and account for the number of existing dropped kerbs, their location and length?
4. The date of their survey was in March. Peak parking conditions, which I understood to be the required basis of the methodology, would occur at a different time and date in the calendar. The parking situation is quite different during the summer months due to residents and visitors accessing the seafront and surrounding area, particularly at weekends. Should the survey also consider this time of year to consider both best and worst case scenarios?

Further the proposal represents a tight and contrived development of the site through the subdivision of an existing established plot to accommodate an additional dwelling. This dwelling would erode that character and create a noticeably denser form of development that is out of keeping with the established pattern of housing along this section of Beach Road.

I would request that the Council considers whether this proposal is consistent with the Emsworth Neighbourhood Plan and the Havant Borough Local Plan policies on character, design, and parking before reaching its decision.

