
25007 - re. Planning Application APP/26/00616

From Daniel <daniel@coverstorey.co.uk>

Date Tue 27/10/2026 16:39

To Fox, Jennie <Jennie.Fox@havant.gov.uk>

 2 attachments (6 MB)

25007 - 50 Beach Road - Design and Access Statement - Rev D.pdf; 25007-V03-300-P2.pdf;

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Planning Application APP/26/00616
50 Beach Road, Emsworth

Response to Neighbour Representations

Dear Jennie,

We write on behalf of Mr and Mrs Freeman in response to the representations received concerning the proposed redevelopment of 50 Beach Road.

We are grateful to the neighbouring residents for taking the time to consider the proposals. A number of the matters raised were discussed during the pre-application process and have helped inform the development of the design. We hope the following explanations, together with the revised Design and Access Statement and ground floor plan (both attached for submission in place of the previous issues), will help clarify the position and assist the Council in its consideration of the application.

1. Nature and use of the annexe

The proposed annexe forms part of the replacement garage building and is intended to provide accommodation for visiting family and guests, together with space for home working. Whilst the accommodation includes a bedroom, bathroom and kitchenette, it is not intended to operate as a separate dwelling. It remains ancillary to the main house, sharing its access, parking, garden and services. The Council's pre-application advice indicated that this ancillary use could be secured through a planning condition if considered necessary.

2. Holiday letting

The reference to possible short-term holiday letting has been removed from the Design and Access Statement. To be clear, the application seeks permission for ancillary guest accommodation only. The revised statement is submitted alongside this response.

3. Annexe finished floor levels

The lowest finished floor level of the existing garage is 5.00m AOD. The replacement garage and annexe will be constructed at this same level, without any increase to accommodate flood risk requirements.

4. Annexe overlooking and privacy

The concern regarding an eastern dormer window appears to relate to an earlier version of the design. Following the Council's pre-application advice, this dormer was removed and replaced with a high-level rooflight, with a cill more than 1.7m above the internal finished floor level. This was a deliberate amendment to safeguard the privacy of No. 11 Western Parade and is explained on page 12 of the Design and Access Statement.

The ground-floor glazing does not introduce elevated views towards the neighbouring property.

5. Scale and massing of the garage/annexe

The replacement garage and annexe will be larger than the existing building, with a ridge approximately 1.8m higher. We appreciate that this changes its relationship with the neighbouring properties, and the roof has been carefully designed with this in mind. In particular, the ridge runs north–south rather than east–west. This allows the roof to slope down towards the adjoining properties, reducing the apparent bulk of the building when viewed from either side.

We believe this makes a considerable difference to the way the building sits on the site and offers a more sympathetic relationship with its neighbours than a simple enlargement of the existing roof form.

6. Potential future conversion of garage and eaves storage

The garage and eaves storage are identified as such on the submitted drawings and do not form part of the proposed habitable accommodation. The application is for a replacement garage with ancillary guest accommodation serving the main dwelling, not for the creation of a separate residential unit.

7. Building line

The position of the proposed gables was carefully considered during the pre-application discussions with Havant Borough Council and Chichester Harbour Conservancy. The Conservancy's initial response in August 2025 questioned the position of the western gable. We subsequently provided an amended building line plan explaining how the two gables respond to the neighbouring development.

As illustrated on page 17 of the Design and Access Statement, the eastern gable takes its reference from No. 11 Western Parade, whilst the western gable reflects the established building line of properties further west. Following this explanation, the Conservancy confirmed in its letter of 22 October 2025 that it would "now accept the position of the gables in the light of the amended building line". It also recognised that the proposed dwelling would not extend further south than neighbouring properties and indicated that it would be unlikely to object to a formal application.

The Council's pre-application advice concurred with the Conservancy's comments.

We feel that the resulting arrangement provides a considered response to the established street scene.

8. Solar shading structures

The solar shading structures are an important part of the architectural design, providing protection against summer solar gain and overheating whilst also helping to maintain privacy between the proposed dwelling and No. 11 Western Parade. The use of shading to the Harbour-facing glazing was specifically supported by Chichester Harbour Conservancy during pre-application discussions and is recommended in the Chichester Harbour AONB Joint Supplementary Planning Document.

The design was also reviewed following informal discussions with the neighbouring residents, and amendments were made with their comments in mind. We have sought to achieve a balance between effective solar protection and privacy, without introducing unnecessarily heavy or enclosed structures. The resulting elements are deliberately

lightweight and semi-open, providing a degree of screening whilst retaining the character and openness of the architecture.

9. Finished floor levels and relationship with No. 11 Western Parade

The proposed finished floor level of the main dwelling is 5.00m AOD, as confirmed in paragraph 6.8 of the submitted Flood Risk Assessment. We have identified an error in Section 4 of the Design and Access Statement, which referred to a finished floor level of 5.45m AOD and a corresponding clearance of 600mm above the design flood level. This has now been corrected to 5.00m AOD, approximately 150mm above the design flood level, in the revised statement.

We appreciate that the incorrect figure may have contributed to concerns about the height of the proposed building in relation to No. 11 Western Parade. To put the level into context, the proposed ground floor will sit only approximately 200mm above the public pavement at the main entrance. We would emphasise that the error was in the written description rather than the design itself. The drawings have consistently illustrated the proposed relationship between the buildings, including their relative heights, as shown in the street scene elevation and height profile in Section 14 of the Design and Access Statement.

10. Daylight, sunlight and outlook from No. 11 Western Parade

The eastern wall of the proposed dwelling is approximately 2.5m from the common boundary at its southern end, increasing to 3.0m at the northern end. Importantly, the proposed building retains the established flank wall position and the separation between the two properties remains unchanged, as acknowledged in the Council's pre-application advice.

The ground-floor side window to No. 11 is obscure-glazed and is understood to be a secondary window to the property's principal south-facing living accommodation. The main windows and outlook to the south will remain unaffected by the development.

At first-floor level, no windows are proposed in the eastern flank elevation of the replacement dwelling, avoiding any direct overlooking towards the neighbouring first-floor windows. Above eaves level, the proposed roof slopes away from No. 11, helping to reduce the apparent mass of the building. Whilst the replacement dwelling will be taller than the existing house, we believe the retained separation, the roof geometry and the orientation of the neighbouring accommodation are all important considerations when assessing its effect on residential amenity.

Given the position of No. 11 to the east of the site, any additional overshadowing from the proposals would principally occur during the latter part of the day.

11. Eastern elevation windows and privacy

All windows on the eastern flank elevation of the proposed dwelling are at ground-floor level. The existing boundary is formed by a timber fence approximately 1.8m high or by the neighbouring property's west flank wall. We are nevertheless conscious of the close relationship between the properties, particularly the existing ground-floor window at No. 11 Western Parade, which is situated less than 250mm from the common boundary.

With this in mind, the applicants are happy to provide obscure glazing to a minimum height of 1.7m above finished floor level to all the eastern flank windows. The glazing below this height would be fixed, with clear glazing and opening lights confined to the upper portions. This would maintain daylight and natural ventilation whilst preventing direct views between the properties at normal eye level.

We offer this as a neighbourly measure to provide additional reassurance on privacy and would be happy for it to be secured by an appropriate planning condition.

12. Parking provision

The proposals provide three parking spaces: two external off-street spaces and a further space within the garage.

This accords with the Havant Parking SPD and was confirmed as acceptable in the Council's pre-application advice.

13. Air source heat pump and external plant

The sustainability strategy for the house continues to develop alongside the technical design. The underlying fabric-first approach is established, whilst the detailed heating, cooling and ventilation systems are being considered with specialist input. We appreciate the importance of ensuring that any external plant does not cause unreasonable disturbance to neighbouring residents.

The applicants would therefore be happy, if the Council considers it appropriate, for the location, specification and acoustic performance of external mechanical plant, together with any necessary screening, to be approved through a planning condition before installation.

14. Neighbour consultation

We would also like to clarify the description of neighbour consultation in Section 9 of the Design and Access Statement. The statement describes the informal discussions that took place during the design process, the comments received and the amendments made in response. These amendments were subsequently discussed with the neighbours.

We feel that this is a reasonable and accurate account of how the design developed. It was not intended to suggest that the neighbours had formally endorsed the application as submitted. We recognise that No. 11 Western Parade has subsequently raised further concerns, and we hope that the explanations above help address these constructively.

15. Scale and character of the development — further representation

We understand the concerns expressed about the character of this particularly attractive stretch of the Emsworth foreshore. It is a setting which deserves careful consideration, and one that has been central to our approach from the outset. The design draws upon the established rhythm of buildings along Western Parade, including their gabled forms, varied rooflines and natural materials, whilst seeking to create a contemporary family home that belongs comfortably within its coastal surroundings.

This approach has been developed through discussions with both Havant Borough Council and Chichester Harbour Conservancy, with the design evolving in response to the comments received. We were particularly pleased that, in its correspondence of 22 October 2025, the Conservancy described the revised scheme as "a well thought-out, sensitive design appropriate to its location on the edge of the National Landscape."

We believe that this reflects the care taken in developing the proposals, balancing the character of the existing street scene with the opportunity to provide a well-designed and sustainable replacement home. The building to the rear remains a replacement garage with ancillary accommodation, rather than a second dwelling, and forms part of the wider design for the site.

We trust that the above provides some helpful clarification of the matters raised and will assist the Council in progressing the application.

Please do let us know if there is anything further we can assist with.

Kind regards,

Dan

On behalf of Mr and Mrs Freeman

Daniel Stroud

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