

Houghton, Michelle

From: David Rothery <David.Rothery@conservancy.co.uk>
Sent: 14 April 2021 10:27
To: Donophy, Selina; Havant Planning and Development Mailbox New
Cc: chrisflintassociates@gmail.com
Subject: APP/21/00145 - 35 High Street, Emsworth, Hampshire

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From: David Rothery – on behalf of Chichester Harbour Conservancy (Area of Outstanding Natural Beauty team)
To: Selina Donophy – Local Planning Authority Planning Case Officer
Copy : Chris Flint – Submitting agent : Chris Flint Associates Ltd

35 High Street, Emsworth, Hampshire

Planning Application: **APP/21/00145**

Proposed installation of front roof roof-light and rear roof box dormer to enable loft conversion

EMAIL SEEKING CLARIFICATION ON PLANS SUBMITTED

Please note - this is not the Chichester Harbour Conservancy's formal AONB consultation response.
Comments will follow on receipt of a follow-up on this email enquiry.

Good Morning ,

I am the planning case officer considering the above planning proposal on behalf of the Chichester Harbour Conservancy. In preparing my assessment of the proposal, it has become apparent that the current details submitted on the red-line site are in need of some clarification.

APPLICATION DETAILS

1. The submitted application description as '***Loft conversion with front and rear dormers***' refers to the original submission proposal. The submitted proposal was amended by substitute plans and drawings on 31 March 2021. This followed the critical comments on 16 March 2021 from the HBC Conservation Officer, who objected to the front box dormer window and sought a roof light instead. The description of development therefore should be corrected to reflect the amended submission, i.e. '***Proposed installation of front roof slope roof-light and rear roof slope box dormer to enable loft conversion***'.
2. The submitted amended plans of 31 March 2021 indicate a roof light to the front roof slope as sought by the HBC Conservation Officer. This is shown on the front elevation drawing. Unfortunately, the side elevation drawing was not altered and therefore still shows a front box dormer side elevation. This is obviously incorrect and should be altered to show a rooflight profile before any determination of this proposal.
3. The submitted amended plans of 31 March 2021 addressed (at least in part – see point 2 above) the concerns of the HBC Conservation Officer. Unfortunately the submitted one-page Heritage Statement was not altered and therefore still refers to a front roof slope box dormer. This is obviously incorrect and should be altered to show a rooflight profile before any determination of this proposal.

PLEASE can you clarify the comparison increase of the current proposal with that of the approved scheme, the latter which given the enactment of the 2003 permission, could still be constructed on the site if in accordance with the approved plans (the fall back option).

DARK SKIES

The Chichester Harbour Conservancy Area of Outstanding Natural Beauty (Joint Supplementary Planning Document - SPD), adopted by Havant Borough Council on 16 May 2017 requires applicants to develop lighting proposals that

reduce the adverse impact of artificial light as part of the Dark Skies policy approach (section 30). The planning agent should take note of this requirement and offer some considered qualification as to how the proposal addresses this guidance operated by the LPA.

CIRCULATION

Please note that I have shared this email with the planning agent. Please satisfy yourself with the status of the information that we consider should be provided for clarity of the submitted case, and if you are in agreement, please request such of the applicants agent, so that we may be reconsulted with such information to offer a formal AONB consultation response. An extension of time to enable comment may therefore be required.

The delay in making this comment results from the current limitations in the normal operational role and working practice of the CHC due to the coronavirus Covid-19 containment restrictions imposed for a safe workplace environment. It is noted however, that at the time of writing, the application remains undetermined by the LPA.

David Rothery		Chichester Harbour Conservancy
Principal Planning Officer		Harbour Office, Itchenor
01243 512301 (office)		Chichester, PO20 7AW
		www.conservancy.co.uk

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