

From: Steve Lawrence [<mailto:Steve.Lawrence@conservancy.co.uk>]

Sent: 10 March 2021 18:50

To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>

Cc: Havant Planning and Development Mailbox New <planning.developmentnew@havant.gov.uk>

Subject: APP/20/01204 – Point View, 10 Western Parade, Emsworth, PO10 7HS

Dear Lesley,

Point View, 10 Western Parade, Emsworth, PO10 7HS

APP/20/01204 – Construction of a replacement 1no. 3 bed detached dwelling, including balconies to front elevation, and alterations to rear outbuilding.(Revised).

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection:

- glazing, without sub-divisions to panes and balcony balustrading would be far more apparent from Chichester Harbour;
- unnecessary introduction of rooflights windows considered excessive and not aligned to The Conservancy's aspirations to promote dark skies within and immediately adjoining Chichester Harbour.

Thank you for advising the Conservancy of this application. Sorry for the delay in responding, but major applications have had to be given priority in my workload.

The site lies outside, but immediately adjacent to the AONB boundary. A gravel vehicular way services these properties, which also serves as a public footpath. The site is thus highly visible in the landscape and especially from Chichester Harbour.

Having regard to the Policy framework* below and reviewing previous site photography I make the following observations to changes made to the approved APP/20/00122 - (itself a revision to APP/19/00421) – scheme during construction.

Those adjustments appear to relate to –

- Altering to mostly plain glazing panes instead of glazing given definition by mullions and transoms;
- The net introduction of 6 further rooflights and re-positioning of the two main rooflights over the first floor landing;
- Steps and a ramp to the main front entrance;
- Deletion of bi-fold door configurations;
- Various inconsequential internal floor plan adjustments;
- Moving the first floor window opening located over the garage door;
- Removing decorative shutters to the ground floor right hand side window opening front elevation and similarly first floor rear elevation;
- Removal of rear cornice overhang altering proportions of central first floor window;
- Removal of cornice line between ground and first floors to side elevations;
- Deletion of doorway and rooflight over it to west elevation rear projection; and,
- Vertical boarding instead of horizontal boarding to all elevations.

The adjustments to the glazing and glazed balustrading are a concern in terms of views from The Harbour and the net introduction of other rooflights seems unnecessary and does not help The Conservancy to promote its 'dark skies' agenda in the AONB.

The design and appearance of the replacement dwelling has been weakened, adversely affecting the setting of the AONB.

*Policy framework

NPPF - 172; **NPPG** - ID's - 8, 21a, 26; **HBLP** - CS12, CS16, DM9; **DENP** -D1; **CHMP** - 1-2; **PP** - 01, 03; **SPG/SPD**.

NPPF - National Planning Policy Framework (2018)

NPPG - National Planning Practice Guidance (2014)

HBLP - Havant Borough Local Plan (2011/2014)

DENP - Submission version Emsworth Neighbourhood Plan

CHMP - Chichester Harbour Management Plan (2019-2024)

PP - CHC Planning Principles (2016 onwards)

SPG/SPD -

Borough Design Guide

Emsworth Design Statement

Joint Chichester Harbour AONB SPD (2017)

Yours sincerely

Steve Lawrence MRTPI,

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