

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 13 May 2021 11:37
To: Pickup, Tina
Cc: Havant Planning and Development Mailbox New
Subject: APP/20/01207 – 25 South Street, Emsworth, PO10 7EG

Dear Tina

Apologies for the delayed response.

APP/20/01207 – 25 South Street, Emsworth, PO10 7EG

Extension of existing first floor terrace and addition of external stair to rear of building

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

Officer reasoned justification

The enlargement of the roof terrace has allowed some greenery to be introduced to its edge, which is welcome in the otherwise austere tarmac car park, offering some small gain to biodiversity in the AONB.

No problems with the minor visual impact and the (no doubt under separate legislation) means of escape external staircase.

Overall no adverse impact to the AONB landscape and the character and appearance of the Emsworth Conservation Area would, in my opinion, be preserved.

Policy framework*

NPPF - paragraphs – 1-3, 6-14, 20, 28, 38-43, 47, 54-56, 80, Chapters 7-8, 104-105, 108-110, Chapters 11-12, Chapters 14-16, 212-213; **NPPG** – ID's 2b, 5-8, 18a, 21a, 23b, 26, 30, 34, 41, 53; **HBLP (Core Strategy)** - CS1-CS4, CS6-CS8, CS11-CS17, CS19-CS20, DM10; **HBLP (Site Allocations)** – AL1-AL2, DM20-DM21, DM25; **DENP** – C3, H1-H2, W1-W2, W6, M2, M4, D1-D4, D6; **DHBLP** – DR1-DR2, IN1-IN3, E1-E2, E5, E12-E13, E19-E20, C4; **CHMP** – 1, 2, 15; **PP's** – 01.

NPPF – National Planning Policy Framework (2012)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan (2011/2014)

DHBLP - Draft Havant Borough Local Plan 2036 (Pre-submission version)(2019)

DENP – Draft Emsworth Neighbourhood Plan (Submission version)(2019)

CHMP – Chichester Harbour Management Plan (2019-2024)

PP – Planning Principles (adopted 17.10.16)

SPG/SPD –

Emsworth Conservation Area CACA & Management Plan

Borough Design Guide

Emsworth Design Statement

Joint CHANOB SPD

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