

APP/20/00772 – 10 Harbour Way, Emsworth, PO10 7BE

Dear Denise

I apologise for the delay in replying.

10 Harbour Way, Emsworth, PO10 7BE

APP/20/00772 – Replacement balustrade to first floor rear balcony. (Retrospective)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

A virtual site visit was made 30.10.20 using archive photography and having regard to the applicant's own 'elevations' photograph. Regard was had to the policy framework* below.

The property is highly visible from a bunded public footpath to the east which connects Queen Street to Slipper Road and separates the Ems harbour inlet from the Slipper Millpond.

The property is unlisted, albeit part of the Emsworth Conservation Area. It forms part of a set piece development, which seems to date from the 1970's or possibly late 1960's.

The original balustrade detailing can be seen next door at No. 8, but it is note that No.12 has a glass panel set in steel framework balustrade similar to what the applicant wishes to retain.

Whilst The Conservancy ordinarily favours more traditional, muted non-reflective materials, the previous balustrade was painted white and there is no objection in terms of the minor additional impact to the AONB landscape. The materials used appear to be of high quality and thus an overall enhancement to the character and appearance of the Conservation Area has been achieved.

*Policy framework

NPPF - 11, 14, 17, 56-57, 60-61, 63-64, 115, 118-119, 123, 125-126, 128-129, 131-137, 139-141, 186-191, 196-197, 203 & 206; **NPPG** – ID's 18a, 26; **HBLP** –CS11, CS12, CS16, DM20; **DENP** – H1-H2, D1-D2; **DHBLP** – DR1, E1, E3-E5, E13; **CHMP** – 1-2, 15; **PP** – 01, 03;**SPG/SPD**.

NPPF – National Planning Policy Framework (February 2019)

NPPG – National Planning Practice Guidance (2014 onwards)

HBLP – Havant Borough Local Plan (2011/2014)

DENP – Submission Emsworth Neighbourhood Plan (2019)

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

CHMP – Chichester Harbour Management Plan (2019-2024)

PP – CHC Planning Principles, Version 1.1 (2017)

SPG/SPD –

Borough Design Guide

Emsworth Design Statement

Emsworth Conservation Area CACA and Management Plan

Joint Chichester Harbour AONB SPD (2017)

Yours sincerely

Steve Lawrence | Chichester Harbour Conservancy
MRTPI

Principal Planning | Harbour Office, Itchenor
Officer

01243 510001 | Chichester, PO20 7AW

| www.conservancy.co.uk