

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 30 January 2020 10:49
To: Eaves, David
Cc: Havant Planning and Development Mailbox New
Subject: APP/19/01044 – Dolphin Quay, alleyway adjacent 35 Queen Street, Emsworth

Dear David,

Dolphin Quay, alleyway adjacent 35 Queen Street, Emsworth

APP/19/01044 – Erection of small freestanding toilet facility for harbour users

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with specified materials.

Apologies for the delay in replying. I visited the site 6.1.20 and had regard to the policy framework* below.

The Conservancy is pleased that this former facility is being re-instated for those who have berths of the remaining private pontoon, taking access from Queen Street, which is also large enough to allow a person to change from wet clothing.

The structure would not be seen from Queen Street, but would be visible from two public footpaths east and west of the site and also seen against the context of the Lord Raglan PH's red brick rear projecting element. The flat roof would further limit the structure's overall massing.

It is noted that the alley leading to the facility and pontoon beyond is to be gated and it is recommended this be a lockable railings gate, with keys offered to berth holders in the interests of community safety.

The new quay wall constructed should protect the facility from tidal flooding.

I note from answer to qu.11 of the application form that the facility will be connected to mains sewerage so the Conservancy has no concerns about pollution of the Harbour.

The Conservancy is satisfied that the character and appearance of the Conservation Area and the setting of the Grade II Lord Raglan PH# would be preserved and that the proposals conserve and enhance the AONB and the purposes of its designation.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Harbour Office,
The Street,
West Itchenor,
PO20 7AW

*Policy framework

NPPF - paragraphs - 10-14, 124, 127-131, Chapter 16; **NPPG** – ID's 08, 18a & 26; **HBLP (Core Strategy)** - CS1, CS5, CS11-CS12, CS15-CS17, DM9-DM10; **HBLP (Site Allocations)** – AL1-AL2, DM20, DM25; **DENP** – C3, H1-H2, WF1, D1-D2, D6; **DHBLP** – DR1, IN1, E1-E5, E11, E13, E19-E20, C2; **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

SU 7505 HAVANT QUEEN STREET Emsworth (South Side)

11/61 No. 35 (Lord Raglan P.H.) II

Public House. Early C19. Flint and brick, with a tile roof. Symmetrical front (north) of 2 storeys, 3 windows (widely-spaced with doors between). Hipped roof, brick dentil eaves. Flint walling with yellow brick dressings; quoins, flat rubbed arches to the 1st floor, cambered rubbed ground floor openings, including 2 with radiating fluted spandrels, plinth. Sashes in reveals, of 3-lights to the west side ground floor, casement to the east side, and casements to a central bow. 2 later ½-glazed doors. Simpler east elevation of 2 upper and 2 lower windows, with a 6-panelled (2 top-glazed) central door within a segmental arched recess.

Please visit our new look website [here](#).

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