

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 27 February 2020 11:13
To: Pickup, Tina
Cc: Havant Planning and Development Mailbox New
Subject: APP/20/00029 – 17 High Street, Emsworth, PO10 7AQ

Dear Tina,

17 High Street, Emsworth, PO10 7AQ

APP/20/00029 – Replacement of existing rear flat roof, increase height of the existing external wall to include a parapet and the relocation of the external door

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

Apologies for the delay in replying.

I visited the site 30.1.20 and had regard to the policy framework* below.

The part of the site where the work is to take place is closed in on all sides, with little to no visibility from the public realm and limited visibility from the adjoining sitting out area to the cafe.

The Conservancy supports this application to a well-established business providing a valuable service to the vitality of the town centre within the AONB. The character and appearance of the Conservation Area would be preserved by making improvements to this building of 'local interest'.

Yours sincerely

Steve Lawrence MRTPI		Chichester Harbour Conservancy
Principal Planning Officer		Harbour Office, Itchenor
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*Policy framework

NPPF – 85, 103, 108-109, 117-118 120-123, 172, Chapter 16; **NPPG** – ID's 18a, 21a, 26; **HBLP** – CS11, CS12, CS16, DM20; **DENP** – H1, D1-D2, D5, D7-D8; **CHMP** – 1, 2 & 15; **PP** – 01, 03, 09; **SPG/SPD**.

NPPF – National Planning Policy Framework (2012)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan (2011/2014)

DENP – Draft Emsworth Neighbourhood Plan

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)

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