

Application – APP/19/00865

Site – Dolphin Quay, Queen Street, Emsworth

Senior Conservation Officer – No Objection – 28/10/19

Site

Dolphin Quay is a former boatyard which is now under construction to be redeveloped into a residential development of 6no. houses. It is located within the Emsworth Conservation Area and surrounded by a number of listed buildings.

Proposal

Application of non-material change to Planning Permission APP/16/00921 relating to locally reducing seawall adjacent to seating area to allow for a 2.4m wide flood gate to serve a potential future slipway and 2no. trees within raised planting bed to be omitted as they are not able to be relocated without clashing with the culvert to the left of the site.

Legislative and Policy Context

Given the location within a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant which requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Assessment

From an amenity perspective, the loss of 2no. trees from the landscaping plan is unfortunate. However, on balance the provision of a flood gate is an overall benefit to the local community. Overall it is considered that the flood gate would not result in harm to the designated heritage asset, that being the conservation area in this instance and the proposal would accord with the relevant national and local planning policy with regards to designated heritage assets.