

Houghton, Michelle

From: David Rothery <David.Rothery@conservancy.co.uk>
Sent: 19 May 2020 11:32
To: lesley.wells@havant.gov.uk; Havant Planning and Development Mailbox New
Cc: Richard Austin; Steve Lawrence; gw@dhcs.co.uk
Subject: APP/20/00241 - Land south of Saxted House, 5 Tower Street, Emsworth

From: David Rothery – on behalf of Chichester Harbour Conservancy (Area of Outstanding Natural Beauty team)
To: Lesley Wells – Local Planning Authority Planning Case Officer
Copy : Gary Wensley – Submitting agent : Daniells Harrison Chartered Surveyors (Wickham)

Land south of Saxted House, 5 Tower Street, Emsworth

Planning Application: **APP/20/00241**

Proposed Construction of A 5-bedroom detached dwelling with car ports (alternative design for one of two dwellings granted planning consent in 2003 and partially implemented (ref: 03/53651/016)

EMAIL SEEKING CLARIFICATION ON PLANS SUBMITTED

Please note - this is not the Chichester Harbour Conservancy's formal AONB consultation response. That will follow on receipt of a follow-up on this email enquiry. Please note that this email message is considered suitable for open public view on LPA public access

Good Morning ,

I am the planning case officer considering the above planning proposal on behalf of the Chichester Harbour Conservancy. In preparing my assessment of the proposal, it has become apparent that the current details submitted for the construction of a dwelling house on the red-line site are in need of some clarification.

APPLICATION DETAILS

1. The submitted application refers to an earlier planning permission APP/03/53651/016 dated 2 September 2002 for the development of *1 x 5-bedroom dwelling and 1 x 4-bedroom dwelling both with integral double garages and the formation of a new vehicular access to Tower Street*. The approved plans show two dwellings with traditional architectural features suited to a Conservation Area setting, comprising a 5-bedroom dwelling at plot 1, to the south of the site (*now constructed, and subsequently added to, as 19 Tower Street*) and a 4-bedroom plot to the north of the site, the location of the current proposal for a 5-bedroom dwelling.
PLEASE clarify is the current application is to be considered as a variation / amendment of the earlier, partially implemented permission, given that the current proposal is for a seemingly larger dwelling of uncomplex appearance with 5-bedrooms instead of the 4-bedroom dwelling as granted permission under ref: APP/03/53651/016 dated 2 September 2002, or is it to be considered as a new, stand-alone, submission, which would require contributions under the Solent Bird Aware initiative ?
2. The approved plans show two dwellings of a traditional architectural design and building features suited to a Conservation Area setting. The current proposal is for a seemingly larger building with large picture windows to ground and first floor in an executive home style dwelling of a volume house building appearance. A comparison of building height, width and length with the approved permission dwelling on this plot would assist in clarifying the apparent increase in building bulk and massing of the proposal to the approved scheme.
PLEASE can you clarify the comparison increase of the current box-style building with that of the approved scheme, the latter which given the enactment of the 2003 permission, could still be constructed on the site if in accordance with the approved plans.
3. The submitted application form on the public access webpage has the certificate of ownership blanked out for privacy reasons. Unfortunately this also removes the rationale of the applicants interest in the site – i.e.

is he the owner, prospective purchaser, etc. has notice been served on the current landowner, if different, etc. Without this record of public information, the correlation with the submitted red-line application plan cannot be completely considered, as there is no blue-line land to indicate (if appropriate) other land in the applicants ownership or control.

PLEASE can you clarify the ownership, notification (if any), and any blue-line land situation for this submission ?

APPLICABLE PLANNING POLICY

It is noted that there is no Planning, Design and Access Statement submitted with the application. The submitted Heritage Statement is a single page of text and relates to screen planting, and makes unquantified comment that the current proposal is 'not dissimilar' to the approved dwelling design (no footprint comparisons, no floor area comparisons, no building envelope / silhouette comparisons, no architectural design comparison checklist, etc.). Looking at the two designs, It is suggested that the comment as made, without any qualification being offered to substantiate it, is misleading, inaccurate, and out of place.

No documentation has made reference to Local Plan Policy that the applicants consider to support the current proposal (if any), including making any reference to applicable area designation Local Plan Policy 43: Development within the Area of Outstanding Natural Beauty. As with many submitting agents, the applicants appear unaware of the sites location within the Area of Outstanding Natural Beauty, albeit within an urban historic town within the AONB, and has failed to make reference to the AONB Planning Principles and Management Plan, which are planning related policy documents applicable to the area, and linked to Local Plan Policy 43 as relevant planning considerations.

DARK SKIES

In considering the consultation comments to be made on this proposal to the LPA from the AONB Unit, we are currently concerned with both the extent of the proposed works and the significant glazing to the elevations, particularly the front elevation and the gable fronted glazed clerestory window. The level of glazing, notwithstanding the proposals location within the town of Emsworth, would contribute a high level of artificial lighting, particularly during the hours of darkness.

The Chichester Harbour Conservancy Area of Outstanding Natural Beauty (Joint Supplementary Planning Document (SPD), adopted by Chichester District Council on 16 May 2017 requires applicants to develop lighting proposals that reduce the adverse impact of artificial light as part of the Dark Skies policy approach (section 30). The planning agent should take note of this requirement.

You will also be aware of the Chichester Harbour Conservancy Area of Outstanding Natural Beauty Planning Principles (Management Plan version April 2019) – adopted by Chichester District Council on 5 March 2019, also seeks to limit lighting to secure dark skies under Planning Principle PP09: Dark Skies. The submitting agent should take note of this requirement.

CIRCULATION

Please note that I have shared this email with the planning agent. Please satisfy yourself with the status of the information that we consider should be provided for clarity of the submitted case, and if you are in agreement, please request such of the applicants agent, so that we may be reconsulted with such information to offer a formal AONB consultation response. An extension of time to enable comment may therefore be required.

The delay in making this comment results from the current limitations in the normal operational role and working practice of the CHC due to the coronavirus Covid-19 containment restrictions imposed for a safe workplace environment.

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