

10 Western Parade, Emsworth, PO10 7HS

APP/20/00122 – Demolition of existing dwelling and construction of a replacement 1 No. 3 bed detached dwelling to incorporate an existing outbuilding with modifications, with balcony to the front elevation (Revision to APP/19/00421)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified building materials approved under APP/19/00941.

The amendments seem fairly minor to the approval under APP/19/00941.

- The house appears to have crept towards the Harbour somewhat, but given lack of regular building line and reasonable set back being maintained, this is not seen as problematic;
- The house width has reduced;
- The elevational treatment has become more pleasingly symmetrical to the Harbour, sensibly retaining the existing garaging arrangements and placing habitable accommodation to face the harbour, thus offering a more active and interesting frontage;
- The house chimney stack has switched over to the west side;
- The adjusted garage floor plate has reduced in width; and,
- Internal layout and room functions have altered their positions.

The Conservancy notes the rooflight window unfortunately persists to the front, but accepts this is part of the APP/19/00941 approval.

Having regard to the Policy framework* below no objections are raised to this adjusted design solution.

*Policy framework

NPPF - 11, 14, 17, 56-57, 60-61, 63-64, 115, 186-191, 196-197, 203 & 206; **NPPG** – ID's – 8, 21a, 26; **HBLP** – CS12, CS16, DM9; **DENP** – H1, D1-D2, D5, D7-D8; **CHMP** – 1-2; **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

Joint Chichester Harbour AONB SPD (2017)

Yours sincerely

Steve Lawrence MRTPI

| Chichester Harbour Conservancy