

Planning  
Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire PO9 2AX

# Chichester Harbour Conservancy

[www.conservancy.co.uk](http://www.conservancy.co.uk)  
21 January 2020

To the planning case officer,

Dear Tina Pickup,

**45, Bath Road, Emsworth, Hampshire**

Planning Application: **APP/19/01215**

**Proposal for construction of single storey side extension with a high ridgeline to the front of the north elevation, a new porch entrance to the rear of the north elevation, together with various alterations to existing dwelling including installation of flue on inner-facing front north extension (revision of planning permission APP/19/00567 dated 25-09-2019)**

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. The Conservancy is a non-statutory consultee.

The landscape of Chichester Harbour was recognised as nationally important when it was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, through the National Parks and Access to the Countryside Act of 1949. The Conservancy was established by the Chichester Harbour Conservancy Act of 1971. The purposes of the Conservancy are the responsibility for navigation and the conservation of nature. The Countryside and Rights of Way Act of 2000 formally established the Conservancy as the Joint Advisory Committee for the AONB, with the purpose to conserve and enhance the natural beauty of the landscape.

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 2019), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Chichester District Council and Havant Borough Council.

Under the Chichester Harbour Conservancy fully delegated officer decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

## **Chichester Harbour Conservancy Recommendation – No objection**

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- any significant new areas of glazing at ground floor or above on the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)
- for glazed surfaces, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes.
- any and all roof lights/ skylights on the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)



**Chichester Harbour Conservancy**  
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Given the application sites setting the proposal is not considered to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB) in terms of character or in relation to wildlife conservation and protection.

Should you require any further clarification with regards to this recommendation please contact the CHC Planning Office.

Our apologies for the delayed response, which has been due to the annual closure of the office over the festive Christmas and New Year period, and work prioritising on our return to meet Planning Committee deadlines.

Yours Sincerely,

A handwritten signature in black ink, reading 'D Rothery' in a cursive style.

David Rothery  
Principal Planning Officer  
Chichester Harbour Conservancy AONB Unit

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