

11 King Street, Emsworth, PO10 7AX

APP/19/00326 & 00327 – Loft conversion, replacement windows and doors including provision of Juliette balcony to southern elevation.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection. Excessive glazing to harbour facing gable end

I firstly apologise for the delay in replying, due to needing to prioritise Committee work.

I made a site visit 17.4.19 and again on 7.5.18 to consider wider landscape impact.

Having regard to the Policy framework* below, due to the internal nature of these works within this part of Emsworth Conservation Area, the alterations to the harbour facing gable end to insert a large amount of glazing, would have a harmful in the wider AONB landscape, and to the character and appearance of the Emsworth Conservation Area.

This new glazing would relate poorly in proportion to the fenestration immediately beneath it and not really be mitigated by the eaves overhang. This gable is very prominent from the Mill Pond promenade and water. I enclose a couple of photographs to illustrate my point. Advice in the Joint CHC SPD, Emsworth Design Statement and emerging Neighbourhood Plan, supports my contention and at the moment the proposals are considered to be contrary to Policies CS11, CS12 and CS16 of the Core Strategy and DM20 of the Site Allocations DPD.

*Policy framework

NPPF paragraphs 1-3, 6-9, 15-16, 39-40, 54-56, 91, 102, 106, 117, 125, 149, 185, & 212-213; and, (Specifically) 10-14, 28-29, 47-48, 124, 126-131, 148, 153, 170, 180, 189-190 & 193; **NPPG**: ID's 8, 18a, 21a, 26; **Havant Borough Local Plan (Core Strategy) 2011** - CS11, CS12, CS16, DM9; **Havant Borough Local Plan (Allocations) 2014** - AL1, DM20; **Draft Emsworth Neighbourhood Plan (2017)** - H1-H2, D1 (a); **Draft Havant Borough Local Plan 2036 (Pre-submission version)(2019)** – DR1, IN3, E1, E3, E4-E5, E12-E13, E15; Chichester Harbour AONB Management Plan 2019-2024: 1, 2, 15; Joint CHAONB SPD (2017); CHC Planning Principles – 01, 03; Emsworth CACA & Management Plan; Emsworth DS

Yours sincerely

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