

# Consultee Comments for Planning Application APP/19/00665

## Application Summary

Application Number: APP/19/00665

Address: 54 King Street, Emsworth, PO10 7AZ

Proposal: Removal of tile cladding to front and rear elevations and replace with Marley Eternit Cedral cladding; first floor infill front extension.

Case Officer: Ross Leal

## Consultee Details

Name: Consultee Chichester Harbour Conservancy

Address: The Harbour Office, The Street, Itchenor PO20 7AW

Email: [planning@conservancy.co.uk](mailto:planning@conservancy.co.uk)

On Behalf Of: Chichester Harbour Conservancy

## Comments

Dear Ross,

54 King Street, Emsworth, PO10 7AZ

APP/19/00665 Removal of tile cladding to front and rear elevations and replace with Marley Eternit Cedral cladding; first floor infill front extension

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection

I made a site visit 24.7.19, viewing the site from front and back. Having regard to the Policy framework\* below, due to the position of the property and proposed location of these works within this part of Emsworth Conservation Area, these adjustments would be highly visible in the wider AONB landscape, especially from Slipper Pond public footpath across the Dolphin Quay creek.

The Conservancy did make a holding objection to APP/16/00429 & APP/18/00351, when this lighter coloured cladding was proposed there. Those objections were not given weight by the council which approved those applications.

At least the applicant has chosen a more muted colour here.

The infill extension at first floor facing the street is of no consequence to the Conservancy.

Yours sincerely

Steve Lawrence MRTPI, Planning Officer, Chichester Harbour Conservancy, Harbour Office, The Street, West Itchenor, PO20 7AW

\*Policy framework

NPPF paragraphs 1-3, 6-12, 28, 38-42, 47-48, 54-56, 91, 102, 105-106, 109-110, 124-128, 130-131, 148-150, 155, 163-164, 166-167, 170-172, 174-175, 180, Chapter 16, 212-213; NPPG IDs 18a, 21a, 26; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS16, DM9; Havant Borough Local Plan (Allocations) 2014 - AL1, DM20; Emerging local plan - DR1, E1, E4-E5, E12- E13; Draft Emsworth Neighbourhood Plan (2017) C5, L1 (c), H1, D1, D2 (b), D8 (a) & (b); Chichester Harbour AONB Management Plan 2019-2024: 1-2, 15; CHC Planning Principles 01, 03; SDP/SPG Joint CHAONB SPD; Emsworth CACA & Management Plan; Emsworth VDS