

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 02 January 2019 10:44
To: Ballam, Rachel
Cc: Havant Planning and Development Mailbox New
Subject: APP/18/00448 – Grey Havens, 9 Western Parade, Emsworth, PO10 7HS

Dear Rachel,

Grey Havens, 9 Western Parade, Emsworth, PO10 7HS

APP/18/00448 – Demolition of existing dwelling and construction of a replacement 1No. 3 bed detached dwelling, including balcony to front elevation, flue to western elevation, existing garage refurbishment with render cladding (Approved 06/08/2018). Request to Discharge 5 (14/08/2018). Request to Discharge Condition 4 (05/11/2018).

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection

Thank you for advising the Conservancy of the applicant's further details to discharge the above conditions, albeit the application form only refers to condition 4.

I appreciate the application has been determined, but wanted the council to have a record of the Conservancy's view.

Having regard to the Policy framework* below and a site visit made 13.6.18, having recently spoken with a glass manufacturer, I am still not convinced there is such a thing as anti-glare glass. There is little in the Pilkington brochure which explains the science behind such a phenomena.

The alternative solution suggested by the Conservancy also allows visibility through and the views of the Harbour the applicant desires, whilst having a more nautical appearance too. If the applicant should change their mind (perhaps when coming to review the cost of balustrade glazing), the Conservancy would be supportive of that alternative approach.

The Conservancy's interest in foul drainage under condition 5 is to, naturally, ensure water quality in the Harbour is safeguarded. It is noted that the line of the existing public sewer had been diverted behind the swelling. The agent says this took place under Southern Water's supervision. All drainage runs to that sewer have been specified and the Conservancy notes Southern Water has raised no objection to those proposals. The Conservancy is therefore satisfied on that detail.

Yours sincerely

Steve Lawrence MRTPI,

Principal Planning Officer (Job Share with David Rothery),

Chichester Harbour Conservancy,

Harbour Office, The Street,

West Itchenor, PO20 7AW

*Policy framework

NPPF - 172; **NPPG** – ID's – 8, 21a, 26; **HBLP** – CS12, CS16, DM9; **DENP** – H1, D1-D2, D5, D7-D8; **CHMP** - LS1-LS2, BD1-BD2; **PP** – 01, 03, 09; **SPG/SPD**.

NPPF – National Planning Policy Framework (2018)
NPPG – National Planning Practice Guidance (2014)
HBLP – Havant Borough Local Plan (2011/2014)
DENP - Draft Emsworth Neighbourhood Plan
CHMP – Chichester Harbour Management Plan (2014-2019)
PP – CHC Planning Principles, Version 1.1 (2017)

SPG/SPD –

Borough Design Guide
Emsworth Design Statement
Joint Chichester Harbour AONB SPD (2017)