

APP/18/00298 – Tower House, 19 Tower Street, Emsworth,
PO10 7BH

Steve Lawrence <steve.lawrence@conservancy.co.uk>

Mon 23/07, 15:55

Dear Bee,

Tower House, 19 Tower Street, Emsworth, PO10 7BH

APP/18/00298 – New and replacement balconies to south elevation

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with specified materials.

I apologise for the delay in getting these comments to you, owing to using up leave with limited cover and having to prioritise Committee and enforcement work.

I appreciate the council has already determined this application (refusing it on amenity grounds), but I wanted the Conservancy's comments to be placed on the council file in any case.

Following a site visit made 3.5.18 and having regard to the Policy framework* below, the proposed new and replacement balcony frameworks, which would be partially visible from the Harbour and foreshore at low tide, would not have any significant harmful landscape impact within the Emsworth Conservation Area and AONB.

Whereas glass balustrading is not favoured by the Conservancy, the amount and limited visibility of that proposed was not sufficient to justify an objection to its use.

*Policy framework

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113, 115 and Section 12; **NPPG**: ID8, ID18a, ID21a, ID26; **Havant Borough Local Plan (Core Strategy) 2011** - CS11, CS12, CS16, DM8, DM9; **Havant Borough Local Plan (Allocations) 2014** - AL1, AL2, DM20; **Draft Emsworth Neighbourhood Plan (2017)** - H1-H3, D1-D2, D6; **Chichester Harbour AONB Management Plan 2014-2019**: BD1, HE1; **CHC Planning Principles (adopted by CHC 17.10.2016)** - 01, 03; **SPG/SPD** – Joint CHAONB SPD; Borough Design Guide; Emsworth Conservation Area CACA & Management Plan; Emsworth Design Statement.

Yours sincerely

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