

Otton, Chloe

From: Steve Lawrence <steve.lawrence@conservancy.co.uk>
Sent: 11 June 2018 11:18
To: Chisnall, Emma
Cc: Havant Planning and Development Mailbox New
Subject: APP/18/00237 – 11 Nile Street Emsworth PO10 7EE

Dear Emma,

11 Nile Street Emsworth PO10 7EE

APP/18/00237 – Erection of a new cantilevered balcony & replacement of existing window with aluminium doors to front 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, 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 balcony and French doors to replace a window opening, which would be highly visible from the public car park and within Nile street, are considered to be a sympathetic alteration to this modern styled dwelling within the Emsworth Conservation Area.

This would have a positive impact on the AONB and the purposes of its designation.

*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		Chichester Harbour Conservancy
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Please note that I work 3 days per week, typically Monday, Tuesday and Thursday.

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