

Consultee Comments for Planning Application APP/18/00084

Application Summary

Application Number: APP/18/00084

Address: 33 Brook Gardens, Emsworth, PO10 7JY

Proposal: Single storey side extension. New tiled roof to existing conservatory

Case Officer: Emma Chisnall

Consultee Details

Name: Consultee Chichester Harbour Conservancy

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

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

Dear Emma,

33 Brook Gardens, Emsworth, PO10 7JY

APP/18/00084 Single storey side extension. New tiled roof to existing conservatory

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection, subject to implementation with the specified external facing and roofing materials.

Having regard to the Policy framework* below and a site visit made 1.2.18, The Conservancy has no concerns about the extent, form and materials of the extension which would not be very visible in the wider AONB landscape.

The Conservancy considers the extension is subservient to the host dwelling.

The replacement of the conservatorys glazed roof will also cut down on skyward light pollution within the AONB.

Yours sincerely

Steve Lawrence MRTPI

Planning Officer (Typically Mon/Weds/Thurs)

Chichester Harbour Conservancy

Harbour Office, The Street, West Itchenor, PO20 7AW

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*Policy framework

NPPF - 11, 14, 17, 56-57, 60-61, 63-64, 115, 186-191, 196-197, 203 & 206; NPPG IDs 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 (2012)

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)