

Planning
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

10 December 2018

Dear Lewis Oliver,

2-4 West Street, Emsworth, Hampshire

APP/18/00938 – Proposal for the external alterations for change of ground floor drinking establishment (Use Class A4) to mixed use of frontage floor area to retail shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways (Use Classes A1, A2, A3, A4, and A5) and provision of ground floor rear one-bedroom flat within new rear single storey extension (following demolition of existing single storey rear extensions) together with private amenity space; addition of new first and second floor (room in the roof) extensions to rear and conversion of upper floors to one two-bedroom flat (first floor) and one two-bedroom maisonette (first and second floor) (all Use Class C3); with associated car parking and external works.

Thank you for consulting The Conservancy concerning the above planning submission. In its role in managing the Chichester Harbour Area of Outstanding Natural beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles (including The Chichester Harbour Management Plan (2014-2019), and the Chichester Harbour Planning Principles (version 1.1 July 2017).

The Conservancy's Planning Consultative Committee considered this proposal at its meeting on 10 December 2018 and resolved that Havant Borough Council, as Local Planning Authority (LPA), be advised that Chichester Harbour Conservancy makes the following comment in relation to the above application.

Chichester Harbour Conservancy Recommendation – No Objection

Should the LPA be mindful to grant planning permission, the Conservancy hereby recommends the following stipulations are applied:

- a) The use of more sympathetic materials to be used in the extension proposed

Should you require any further clarification with regards to these recommendations, please do not hesitate to get in touch.

Yours faithfully,

R. Austin

**Dr. R. Austin
AONB Manager**

