

Consultee Comments for Planning Application APP/18/00078

Application Summary

Application Number: APP/18/00078

Address: 76 Warblington Road, Emsworth, PO10 7HH

Proposal: Two storey extension to existing dwelling.

Case Officer: Bee Crawford

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 Bee,

76 Warblington Road, Emsworth, PO10 7HH

APP/18/00078 Two storey extension to existing dwelling

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 concerns about the extent, form and materials of the extension which would be very visible in the wider AONB landscape, especially at low tide when people are walking on the beach moreso when walking in a westerly direction.

The Conservancy considers the extension should come no further forward than the existing gable end and that the amount of glazing in the new gable should be made to appear as the existing, with similar timber boarding occupying the surrounding areas to the main glazed French doors. It is also considered that the overall appearance might be enhanced by replacing the 3 layer felt roof on the ground floor projection with clay roofing tiles to match those beneath the existing gable.

It is noted that a number of new rooflights are proposed, which the Conservancy is seeking to limit in the AONB under its Planning Principle PP09, especially in a more exposed coastal location. Additional skyward light pollution is therefore considered to be harmful to this part of the AONB.

Yours sincerely

Steve Lawrence MRTPI
Planning Officer (Typically Mon/Weds/Thurs)
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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)