

APP/18/00448 – Grey Havens, 9 Western Parade, Emsworth, PO10 7HS

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

Mon 23/07, 15:37

Dear Tina,

Grey Havens, 9 Western Parade, Emsworth, PO10 7HS

APP/18/00448 – Demolition of existing dwelling and construction of a replacement 1 No. 3 bed detached dwelling, including balcony to front elevation, balcony and external staircase to rear elevation, flue to western elevation, existing garage refurbishment with render cladding.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to –

- implementation with the specified amended building materials and elevational treatment notified to the Conservancy by Havant Borough Council in its letter dated 20 July 2018;
- That the gable apex (metal) bracing in dark grey be powder-coated prior to installation, fixed in place before the house is first occupied and then retained at all times thereafter.

Thank you for advising me of the agent's amended plans, although the Conservancy is disappointed that the applicant has not followed the suggested alternative balcony balustrade treatment.

Having recently spoken with a glass manufacturer, I am still not convinced there is such a thing as anti-glare glass.

The alternative solution suggested by the conservancy also allows visibility through and the views of the Harbour the applicant desires, whilst having a more nautical appearance too. If the applicant should change their mind (perhaps when coming to review the cost of balustrade galzing), the Conservancy would be supportive of that alternative approach.

The suggested gable apex (metal) bracing in dark grey does help reduce the impact of glazing and if the council is minded to approve, I request that this feature is powder-coated prior to installation, fixed in place before the house is first occupied and then retained at all times thereafter.

Having regard to the Policy framework* below and a site visit made 13.6.18, The Conservancy is now supportive of the darker Cembrit Plan CP 040 Granite Grey boarding.

*Policy framework

NPPF - 11, 14, 17, 56-57, 60-61, 63-64, 115, 186-191, 196-197, 203 & 206; **NPPG** – ID's – 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)

Yours sincerely

Steve Lawrence MRTPI,

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