

5 School Lane Emsworth PO10 7ED

APP/18/00054 – 2 No. roof lights to north elevation (inside courtyard)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

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 application, has been determined, 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, this roof surface is barely visible from a public vantage point.

The Conservancy generally would prefer not to see rooflights in the AONB owing to its planning principle PP09, but it is acknowledged that this is one of the most built-up parts of the AONB, with an existing amount of ambient light at night disturbing views of the night sky.

I do however concur with you Heritage Officer's requirement that conservation rooflights ought to be fitted.

*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, DM9; **Havant Borough Local Plan (Allocations) 2014** - AL1, 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

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