

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 – Objection; Unsympathetic materials and excessive glazing harmful to the setting of the AONB.

Thank you for advising me of the agent's suggested amendment and further written justification for the chosen design solution, taken with your earlier email and agent attachments of 20.6.18, timed at 13.59 hours.

Having recently spoken with a glass manufacturer, I am not convinced there is such a thing as anti-glare glass, so remain concerned about the total amount of glazing, including the glass balustrade to the balcony. It is possible to backward raked metal post and wire balustrading which has satisfied Building Control Officers. Two examples of this are the clubhouse at Hayling Island Sailing Club and also Dell Quall Sailing Club. I still invite the applicant to check out those solutions, which prevent/deter children climbing up them and keep people safely on the balcony/terrace they are standing on. Such a solution also allows visibility through and the views of the Harbour the applicant desires, whilst having a more nautical appearance too.

I note from the elevational comparisons that glazing would comprise 25.9 sq.m (41.5%) of the Harbour elevation, compared to 21.2 sq.m (just under 23.8%), which is a significant increase. The suggested gable apex (metal) bracing in dark grey does help somewhat and if the council is minded to approved, 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. The design and access statement claims that the apex glazing give views of the Harbour, but in reality it is the panes of glass below that which provide that, so still query the need for the apex glazing.

Having regard to the Policy framework* below and a site visit made 13.6.18, The Conservancy still has concerns about the proposed Marley Cedral C05 colour of the cladding and still prefer C15 (Dark Grey).

I am still of the opinion that the agent's argument that other similar lighter finished dwellings are close by is not itself a justification for adding more into the landscape and the directly immediate setting of the AONB. The Planning system should be about betterment.

The applicant was advised at pre-application stage by The Conservancy that light coloured cladding would not be supported, notwithstanding the existing white UPVc cladding of the existing house.

*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,

Planning Officer (Job Share with Kevin Townroe),

Chichester Harbour Conservancy,

Harbour Office, The Street,

West Itchenor, PO20 7AW