

Houghton, Michelle

From: Steve Lawrence <steve.lawrence@conservancy.co.uk>
Sent: 22 May 2018 09:32
To: Crawford, Bee
Cc: Havant Planning and Development Mailbox New
Subject: RE: APP/18/00351 - 1 Marina Close, Emsworth

Dear Bee,

1 Marina Close, Emsworth, PO10 7BG

APP/18/00351 – First floor balcony infill extension to front elevation; re-cladding of existing tile hanging to Cedral Click cladding; New folding-sliding doors to rear; replacement window to front elevation; New balcony balustrade to rear.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Holding objection, subject to investigating whether the applicant would consider changing the colour of the cladding to either CC15 (Dark Grey) or CC54 (Pewter), viewable by going to –

<https://www.marleyeternit.co.uk/Facades/Cedral/Cedral-Click.aspx>

I made a site visit 3.5.17, viewing the site from front and back. Having regard to the Policy framework* below, due to the position of the property and proposed location of these works within this part of Emsworth Conservation Area, these adjustments would be highly visible in the wider AONB landscape, especially from Slipper Pond public footpath across the Dolphin Quay creek and have the ability to further adversely alter the character and appearance of the Emsworth Conservation Area.

The Conservancy did make a holding objection to APP/16/00429, when this lighter coloured cladding was proposed there. I do not differ from the reasoning I gave at that time –

“..the chosen colour of the cladding would seem at odds with the darker hues of tiles and timber cladding adjacent to it”

I see the council approved that scheme. Whilst I have no objection to the cladding per se, with timber effect boarding reflecting Emsworth’s maritime heritage, the works at 56 King Street next door only serve to show that the ‘New England’ colour aesthetic is jarring in this context.

As originally constructed, these dwellings would have had a uniform style and detailing. I see others have altered their balcony balustrading and the applicant’s choice of metal supports strung with wire is at least in keeping with the waterside setting.

Whilst the new sliding doors at first floor level would increase the amount of glazing, this would still be mitigated to a degree by the balustrade and I note an existing Dutch blind - (if to be retained and when deployed) – would mitigate the increased impact further, in what is a rather intensively developed and urban part of the harbourside.

Yours sincerely

Steve Lawrence MRTPI, Planning Officer, Chichester Harbour Conservancy, Harbour Office, The Street, West Itchenor, PO20 7AW

*Policy framework

NPPF paragraphs - 14, 17, 56-58, 60, 64, 99, 109-113, 115 and Section 12; **NPPG** - ID6, ID7, ID18a, ID21a, ID26; **Havant Borough Local Plan (Core Strategy) 2011** - CS11, CS12, CS16, CS17, DM9; **Havant Borough Local Plan (Allocations) 2014** - AL1, DM20; **Draft Emsworth Neighbourhood Plan (2017)** – C5, L1 (c), H1, D1, D2 (b), D8 (a) & (b); **Chichester Harbour AONB Management Plan 2014-2019**: BD1, HE1; **CHC Planning Principles** – 01, 03, 09; **SDP/SPG** – Joint CHAONB SPD; Emsworth CACA & Management Plan; Emsworth VDS

Yours sincerely

Steve Lawrence MRTPI		Chichester Harbour Conservancy
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Please note that I work 3 days per week, typically Monday, Tuesday and Thursday.

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From: Crawford, Bee [mailto:Bee.Crawford@havant.gov.uk]
Sent: 21 May 2018 11:39
To: Steve Lawrence
Subject: APP/18/00351 - 1 Marina Close, Emsworth

Dear Steve

Following the consultation sent on 13 April, please could you let me know if you have any comments regarding the above application, as I am in the process of writing it up recommending permission is granted. The expiry date of the application is 29 May.

I look forward to hearing from you.

Kind regards

Bee

Mrs B A Crawford
Planner
Planning Services