

Dear Bee,

34A South Street Emsworth PO10 7EH

APP/18/00236 – Proposed new windows to the side elevation

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, it is believed that the property is one of several, including those forming Orange Row, which when approved under decision 24046/2 (4.10.79) had a purposefully designed unified appearance, with similar stylings/details.

The proposed new side return wall windows – presumably trying to obtain a view of the Harbour – are reasonably proportioned, although they might have been a little more portrait in character and to match the stylings of other windows in the front elevation.

These new windows would have a neutral impact on the AONB and not be harmful to the purposes of its designation and also preserve the character and appearance of the Emsworth Conservation Area.

*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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Please note that I work 3 days per week, typically Monday, Tuesday and Thursday.

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