

76 Warblington Road, Emsworth, PO10 7HH

APP/18/00511 – Two storey extension to existing dwelling and new detached pitched roof car port and store, following demolition of existing garage. (Revised application)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection.

Very little seems to have changed from APP/18/00078, to which the Conservancy objected. The changes I note from the previous submission include –

- Infilling some of the end 1st floor gable to the Harbour with light blue cladding material instead of glazing; and,
- Elongation of garage/car port and its treatment with a pitch roof.

Having regard to the Policy framework* below and a fresh site visit made 13.6.18, The Conservancy still has concerns about the extent, form and materials of the 1st floor extension which would be very visible in the wider AONB landscape, especially at low tide when people are walking on the beach – moreso when walking in a westerly direction.

The Conservancy still considers the extension should come no further forward than the existing gable end, is pleased that the amount of gable glazing has been reduced and would be prepared to accept similar timber boarding occupying the surrounding areas to the main glazed French doors, being as this is already in use on the building. The Conservancy has a preference for darker more muted colours though. It is still also considered that the overall appearance might be enhanced by replacing the 3 layer felt roof on the ground floor projection with clay roofing tiles to match those beneath the existing gable.

It is noted that a number of new rooflights are still proposed, which the Conservancy is seeking to limit in the AONB under its Planning Principle PP09, especially in a more exposed coastal location. Additional skyward light pollution is therefore considered to be harmful to this part of the AONB.

*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,
Chichester Harbour Conservancy,