

Dear Bee,

34A South Street Emsworth PO10 7EH

APP/18/00239 – 1 No. dormer to front elevation to replace existing smaller dormers)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection: dormer considered to be too wide and ill-proportioned in the context of the modest roof surface it would be part of.

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I appreciate the application, has been withdrawn, but I wanted the Conservancy's comments to be placed on the council file in any case.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. One of these details was the proportions of dormer windows within this part of the Emsworth Conservation Area.

The proposed dormer window would be too wide in proportion to the roof width it is would sit on and its southern glazed cheek – presumably trying to obtain a view of the Harbour – is an uncharacteristic material for this part of the dormer window, especially when seen in context with the original dormer design next door at 34 South Street.

This would have a negative impact on the AONB and the purposes of its designation and also be harmful to 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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