

6 Nile Street, Emsworth, PO10 7EE

APP/18/00424 – Single storey rear extension incorporating 2 rooflights, log burning flue and sedum flat roof; replacement windows on first and second floor, windows and doors to front elevation. (Revised application)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to use of the specified external building materials.

I apologise for the delay in getting these comments to you, owing to staff shortages.

Following a site visit made 22.5.18 and having regard to the Policy framework* below, this property is clearly visible from the adjoining public car park.

The proposed extension is largely under construction, following an earlier approval noted under APP/17/00152. The changes in design solution I can make out include –

- A new annotation saying all UPVc windows/doors to be replaced with powder-coated aluminium frameworks RAL 7016 (Anthracite grey);
- Full floor to ceiling concertina garden doors reduced in terms of glazing.

The Conservancy considers it unfortunate that the 17/00152 approval has established an increased amount of glazing at second floor level facing the car park, which only serves to draw more attention to this jarring roofscape, especially in the Emsworth Conservation Area in this part of the AONB. However, that has previously been approved so I do feel any more can be said for that, other than the extent of glazing of the neighbour to the east might have been copied to at least retain some symmetry to this pair of dwellings at roof level.

The replacement of UPVc windows in a darker aluminium is welcomed though.

*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

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,