

Consultee Comments for Planning Application APP/18/00030

Application Summary

Application Number: APP/18/00030

Address: 57 High Street, Emsworth, PO10 7YA

Proposal: Proposed new zinc roof to rear at ground floor level, internal alterations and replacement of existing windows to the rear of 57B High Street at first floor level.

Case Officer: Rachael McMurray

Consultee Details

Name: Consultee Chichester Harbour Conservancy

Address: The Harbour Office, The Street, Itchenor PO20 7AW

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

Dear Rachael,

57 High Street, Emsworth, PO10 7YA

APP/18/00030 Proposed new zinc roof to rear at ground floor level, internal alterations and replacement of existing windows to the rear of 57B High Street at first floor level

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection, subject to implementation with the specified external facing and roofing materials.

Having regard to the Policy framework* below and a site visit made 30.1.18, The Conservancy has no objection to those alterations which would not be visible in the wider AONB landscape and Emsworth Conservation Area.

The use of zinc to replace concrete roofing panels is welcomed as a higher quality material.

Whilst it is noted that a number of new rooflights are proposed, which the conservancy is seeking to limit in the AONB under its Planning Principle PP09, it is accepted that the development is in a built up urban area, not a remote rural location. Any additional skyward light pollution is unlikely to be significant or harmful to this part of the AONB.

Yours sincerely

Steve Lawrence MRTPI
Planning Officer (Typically Mon/Weds/Thurs)
Chichester Harbour Conservancy
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*Policy framework

NPPF - 11, 14, 17, 56-57, 60-61, 63-64, 115, 118-119, 123, 125-126, 128-129, 131-137, 139-141, 186-191, 196-197, 203 & 206; NPPG IDs 18a, 21a, 26; HBLP CS11, CS12, CS16, DM20; DENP H1, D1-D2, D5, D7-D8; CHMP - LS1-LS2, BD1-BD2, HE1; 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
Emsworth Conservation Area CACA and Management Plan
Joint Chichester Harbour AONB SPD (2017)