

Dear Miss Pitney,

36B and 38 South Street, Emsworth, PO10 7EH

APP/17/00795 – Conversion of two dwellings into one together with single storey rear infill and dormer to rear elevation

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with agreed materials.

I made a site visit 7.8.17 and was able to view the site from the rear accessway to Orange Row, off South Street, across their mews courtyard.

Having regard to the Policy framework* below, these Grade II Listed buildings are part of a terrace and the proposed rear extension/dormer window would not harm their integrity within the Conservation Area. Indeed, the extension would unify the rear elevation, which is not visible from the Harbour.

The loss of a smaller dwelling is unfortunate, but not really a consideration for The Conservancy.

Yours sincerely

Steve Lawrence MRTPI
Planning Officer (Typically Mon/Weds/Thurs)
Chichester Harbour Conservancy
Harbour Office, The Street, West Itchenor, PO20 7AW
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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** – ID's 18a, 21a, 26; **HBLP** –CS11, CS12, CS16, DM20; **CHMP** - LS1-LS2, BD1-BD2, HE1; **PP** – 01, 03; **SPG/SPD**.

NPPF – National Planning Policy Framework (2012)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan (2011/2014)

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)
