

From: Steve Lawrence
Sent: 1 Apr 2017 11:02:40 +0000
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: Re: APP/17/00187 11 Bath Road, Emsworth, PO10 7EP

Dear Ms Crawford

11 Bath Road, Emsworth, PO10 7EP

APP/17/00187 – Single storey rear extension; pitched roof to front porch; removal and replacement of existing roof tiles; addition of rooflight to northern (side) elevation; removal of existing chimney, erection of GRP chimney with brickslips.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified external materials and execution of the rooflight in conservation styling/appearance.

Following a site visit made 21.3.17, viewing from Bridgefoot Path and having regard to the Policy framework* below, the design of proposed single storey rear extension, which would not be highly visible from many public vantage points in sub-character area B of the Emsworth Conservation Area, would be acceptable. The proposed rooflight, if of conservation style would also be acceptable and it is pleasing to see a dummy chimney stack being retained.

As such, it would have no adverse impact on the AONB or the purposes of its designation and the character and appearance of the Emsworth Conservation Area would be preserved.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Harbour Office,
West Itchenor,
PO20 7AW

*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, DM8, DM9; Havant Borough Local Plan (Allocations) 2014. AL1, AL2, DM20: Chichester Harbour AONB Management Plan 2014-2019: BD1, HE1; CHC Planning Principles – 01 and 03; Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions; Borough Design Guide; Emsworth Conservation Area CACA & Management Plan; Emsworth Design Statement

Steve Lawrence MRTPI
Planning Officer (Typically Mon/Weds/Thurs)
Chichester Harbour Conservancy
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NB - Mrs Linda Park MRTPI is returning to work 21.3.17 and will typically work Tuesdays and Wednesdays.

Did you know there are lots of disabled access paths and facilities within Chichester Harbour? The *Solar Heritage*, our solar powered catamaran also has a wheelchair lift. For more information on access to the Harbour [click here](#).

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