

Dear Ms Crawford,

12 Bridgefoot Path Emsworth

APP/17/00584 – Proposed alterations of fenestration to front elevation.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Holding objection, subject to negotiating more appropriately proportioned and detailed fenestration.

I refer back to the Conservancy's previous objection to application APP/16/01086.

I made a site visit 15.6.17. Having regard to the Policy framework* below, due to the prominent position of the property within this part of the Emsworth Conservation Area, the window opening proportions are considered be harmful in the wider AONB landscape and to the character and appearance of the Emsworth Conservation Area.

I happened to be in Emsworth and called on the architect, who offered to re-examine the proposals.

Yours sincerely

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

*Policy framework

NPPF: paragraphs 14, 17, 56-58, 60, 64, 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, 03;
Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions;
Borough Design Guide;
Emsworth Conservation Area CACA & Management Plan ;
Emsworth Design Statement.

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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