

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 26 July 2021 15:56
To: Havant Planning and Development Mailbox New
Subject: APP/21/00548 - 13 Queen Street, Emsworth, PO10 7BJ

Dear Silena

Firstly, apologies for the delay in replying. I have principally regard to policies CS11, CS12 and CS16 of the Local Plan, as well as paragraph 176 of the July 2021 NPPF.

APP/21/00548 - Construction of new, mono-pitch roof (with glazed lantern) over existing external courtyard area to widen the link extension to kitchen / utility area. Widening of existing dormer window on rear facing roof slope

13 Queen Street, Emsworth, PO10 7BJ

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

Officer reasoned justification

History – None on line.

Mid-terraced dwelling (Grade II Listed) within Emsworth Conservation Area and AONB. This is a relatively built-up part of the AONB, where street lighting, etc already contributes to pollution of the night sky.

No comments as to internal alterations, albeit I note Conservation Officer has no objections, subject to some planning conditions relating to quality of materials, which The Conservancy is supportive of.

Rear of plot/dwelling is not visible from the Harbour, except perhaps rear dormer.

Main impact therefore to setting of the AONB resulting from rear dormer enlargement.

A fair proportion of the roof would still be read and the dormer would continue to line up centrally within the roof surface.

Yours sincerely

Steve Lawrence MRTPI
Principal Planning Officer



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Celebrating 50 Years of Chichester Harbour Conservancy, 1971 - 2021