

Consultee Comments for Planning Application APP/16/01086

Application Summary

Application Number: APP/16/01086

Address: 12-13 Bridgefoot Path, Emsworth

Proposal: Replacement of ground floor and first floor front windows with larger windows and the addition of shutters to the first floor front windows.

Case Officer: Bee Crawford

Consultee Details

Name: Mr Steve Lawrence

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On Behalf Of: Chichester Harbour Conservancy

Comments

12-13 Bridgefoot Path, Emsworth

APP/16/01086 Replacement of ground floor and first floor front windows with larger windows and the addition of shutters to the first floor front windows

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation Objection.

Following a site visit made 10.11.16 and having regard to the Policy framework* below, the design of new fenestration, notwithstanding use of timber, painted frameworks is considered to be at odds with the simple elevational proportions of these dwellings.

A terrace of similar dwellings exists further north.

Whereas larger fenestration exists on adjoining housing, that is of a different elevational composition.

The purely ornamental timber shutters proposed at first floor level are not a common feature of Bridgefoot Path and only accentuate the perception of the wider openings proposed.

It is concluded that the works would neither preserve nor enhance the character and Appearance of this Part of the Emsworth Conservation Area and thus detract from the natural beauty of this part of the Chichester Harbour AONB.

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.