

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 25 October 2021 20:06
To: Pickup, Tina
Cc: Havant Planning and Development Mailbox New
Subject: APP/21/00992 - Echo Cottage, 5 King John's Shipyard, King Street, Emsworth, PO10 7AY

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Dear Tina

Apologies for the delay in replying.

Application reference – APP/21/00992

Site – Echo Cottage, 5 King John's Shipyard, King Street, Emsworth, PO10 7AY

Proposal – Alterations to the south / harbour facing frontage, via enlarged fenestration. A replacement balcony in a central location. Additions to the north side of the house comprising an infill of the current courtyard area, creating an additional habitable room via the upgrading of the existing garage, with extensions. A covered car port, flat roof terrace, and additional storage accommodation in lieu of the previous garage

Fully delegated Officer decision

Recommendation – No objection, subject to agreeing external facing and roofing materials, with brickwork salvaged to re-use in the Harbour elevation and strict adherence to the method statement for working on the foreshore, with pads to be placed between scaffolding and the beach.

Case Officer reasoning, having regard to the Policy framework* below.

A site visit has been made as part of a pre-application enquiry and meeting held with Conservancy Officers. Regard has been had to the policy framework* below.

Some details have been added to the submitted drawings, but essentially they are the same as the enquiry made to The Conservancy.

This is a modern former Office building with Georgian-styled proportions within the Emsworth Conservation Area.

The Conservancy still takes no issue with the fenestration arrangement set out on drawing 04, which will present and enhance a symmetry of composition facing the Harbour. The use of a brise soleil at eaves level/over the enlarged central ground floor opening and sliding storm shutters at ground floor level will mitigate the impact of the increased glazing. The replacement windows will also be of a better proportion to the whole elevation. The axonometric drawing is welcomed and illustrates the effect of the brise soleil very well, albeit no specific detail is given about cills to window openings: more robust cill fittings, perhaps even considering stone/reconstituted stone to match the style on dwellings either side of the site was encouraged at the enquiry stage.

The proposed elevational drawings detail new windows made in aluminium, with marine grade polyester powder coated finish. The Conservancy would favour a darker colour for the frameworks, rather than white which was specified in the initial enquiry response.

The Conservancy is encouraged to read in the Heritage, design and access statement that use of the same material finishes for the enlarged ground floor balcony is intended. It is hoped that you will be able to salvage brickwork when forming the larger central opening to use to infill the reinstated window

to the left hand bottom side of the Harbour elevation and I see this was added as a note to the drawing.

No objections are raised to the modest stores proposed within the yard, even though these were not mentioned at our meeting.

We also did not discuss the oversailing roof terrace detailed on your drawings 03 and 05, a small side element of which would be visible (albeit well set back) from the Harbour. I can still understand the owner's desire for this feature to create some modest amenity area.

I will leave the Council to comment upon the amenity impact by the potential to overlook neighbours' amenity space to the west, but in terms of impact to the wider AONB landscape, this feature would not seem to have any great impact and would not be visible from King Street.

Whilst the proposal introduces the potential for further light spillage to the night sky, The Conservancy recognises the very urbanised nature of this part of the AONB and no overall deleterious impact is envisaged overall to either the natural beauty of the AONB nor historic significance of the Emsworth Conservation Area as a whole.

*Policy framework

NPPF - 1-3, 6-12, 15-21, 23, 28, 34, 38-43, 47-50, 55-57, 60-65, 68, 71, 73-77, 92-93, 98, 100, 104-105, 107-108, 110-114, 119-120, 124-126, 130-134, 152-155, 157, 159-162, 167, 169, 174-176, 179-180, 182-183, 185-186, 218-219 and 222; **NPPG** - **ID's** 18a, 21a, 26; **HBLP** -CS11, CS12, CS16, DM20; **ENP** - H1, D1-D2, D5, D7-D8; **CHMP** - 1-2, 15; **PP** - 01, 03, 09; **SPG/SPD**.

NPPF - National Planning Policy Framework (July 2021)

NPPG - National Planning Practice Guidance (2014 onwards)

HBLP - Havant Borough Local Plan (2011/2014)

ENP - 'Made' version Emsworth Neighbourhood Plan (2021)

CHMP - Chichester Harbour Management Plan (2019-2024)

PP - CHC Planning Principles (adopted by The Conservancy 17 October 2016 onwards)

SPG/SPD -

Borough Design Guide

Emsworth Design Statement

Emsworth Conservation Area Appraisal and Management Plan

Joint Chichester Harbour AONB SPD (2017)

Yours sincerely

Steve Lawrence MRTPI

Principal Planning Officer



CHICHESTER
HARBOUR
CONSERVANCY

01243 512301

info@conservancy.co.uk

www.conservancy.co.uk

Chichester Harbour Conservancy The Harbour Office, Itchenor, Chichester, West Sussex PO20 7AW

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