

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 01 August 2021 10:00
To: Pickup, Tina
Cc: Havant Planning and Development Mailbox New
Subject: APP/21/00724 – 66-67 Bath Road, Emsworth, PO10 7ES

Dear Tina,

Apologies that these comments are slightly late.

66-67 Bath Road, Emsworth, PO10 7ES

APP/21/00724 – Addition of store to garage and extension to create store with balcony to house

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection: side extension to house, although sub-ordinate to the host dwelling, does not represent a unified composition with the disparate elements of a cat-slide roof running in to a parapet and glazed screening not a typical feature of the main house architecture.

Following a virtual site visit made 1.8.21, with reference to some archive photography and having regard to the Policy framework* below, I make the following comments.

Both the addition to the garage and more particularly the store/balcony to the house would be highly visible from many public vantage points in sub-character area B of the Emsworth conservation Area, including the promenade wall between the Harbour and Mill Pond. The house is a 'building of local interest' on the Conservation Area Appraisal Map.

The addition to the garage is very modest and 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.

The side extension to create a store to the house would be mostly concealed by the boundary brick wall/close-boarded fence onto the sailing club car park and at certain times of the year by boats stored there on trailers.

One positive aspect about the lean-to element of the house extension is that the monopitch roof would largely cover over the very modern and shiny flue to the (presumably) wood-burning stove.

The balcony itself is very small, but would no doubt provide a very pleasant space to sit on and the spiral staircase leading to it largely concealed by a screen wall/parapet to the balcony. It would be better if a larger balcony were created in place of the cat-slide roof element and the height of glazed screening reduced/pulled down from the house gutter line. At the moment, the submitted design does not present a unified composition and appears awkward.

*Policy framework

NPPF (July 2021): paragraph 176 and Sections 12 & 16;
NPPG (2014 onwards): 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;
Emsworth Neighbourhood Plan – submission version (April 2019) ; H1-H3, D1-D2.
Chichester Harbour AONB Management Plan 2014-2019: 1, 2 & 15;
CHC Planning Principles – 01, 03;
Joint CHAONB SPD;
Borough Design Guide;

Emsworth Conservation Area CACA & Management Plan;
Emsworth Design Statement.

Yours sincerely

Steve Lawrence MRTPI
Principal Planning Officer



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Celebrating 50 Years of Chichester Harbour Conservancy, 1971 - 2021