

Consultee Comments for Planning Application APP/16/01156

Application Summary

Application Number: APP/16/01156

Address: 32 Bath Road, Emsworth, PO10 7ER

Proposal: Demolition of existing original garage and replacement with new single storey building providing storage and ancillary space.

Case Officer: Karen Wooden

Consultee Details

Name: Mr Steve Lawrence

Address: Education Centre, Dell Quay, Dell Quay Road, Apuldram PO20 7EE

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On Behalf Of: Chichester Harbour Conservancy

Comments

32 Bath Road Emsworth

APP/16/01156 Demolition of existing original garage and replacement with new single storey building providing storage and ancillary space.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection, subject to implementation with the specified external materials and that no separate dwelling be formed in the outbuilding, but that the new accommodation remains at all times ancillary to the main dwelling.

Following a site visit made 15.11.16 and having regard to the Policy framework* below, the design of proposed replacement outbuilding, which would not be highly visible from many public vantage points in sub-character area B of the Emsworth Conservation Area, would be acceptable. It was noted that open surface car parking exists at the front of the property, in common with many others down the street.

A prominent Willow tree exists in close proximity, which does have some amenity value in the wider landscape, seen from Waters Edge Gardens and further afield in certain directions. The applicant appears to have factored retention of the tree into the foundation design of the new building. That approach is supported by the Conservancy.

As such, it 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.

Yours sincerely

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

*Policy framework

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113, 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 and 03; Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions; Borough Design Guide; Emsworth Conservation Area CACA & Management Plan ; Emsworth Design Statement.