

Consultee Comments for Planning Application APP/16/00073

Application Summary

Application Number: APP/16/00073

Address: 21 King Street, Emsworth, PO10 7AX

Proposal: Revised Application for proposed loft conversion including revised roof, rear dormer, proposed second floor gable window. Demolition of single-storey side lean-to and rear WC extension and erection of replacement single-storey side and rear extension. Revised fenestration.

Case Officer: Rachael McMurray

Consultee Details

Name: Mr Steve Lawrence

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

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

This is an amended scheme to APP/15/0124, albeit it is difficult to see that much has changed in the design, which The Conservancy had not objected to anyway.

Located at the end of a terrace, the other end of the terrace is already a full gable. A tall stone/flint wall is opposite to the south-west as part of a Listed Building. The rear ground floor extension will mirror the height of that wall. The main element of the proposals then, is the proposed rear dormer window. This would sit centrally on the hip to gable roof adjustment and the proportions of its fenestration sympathetic to those on the altered rear elevation. Although the catslide roof to the dormer is slightly unusual in its context, its dormer cheeks would at least be in lead. The works will have no adverse impact to the character and appearance of the Emsworth Conservation Area, nor harm the setting of the adjacent heritage assets in the wider AONB townscape.

Policy Framework considered*

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113, 115 and Section 12; NPPG: ID8, ID18a, ID21a, ID21b, ID26,; CS11, CS12, CS16, DM9: Havant Borough Local Plan (Core Strategy) 2011; AL1, AL2, DM20: Havant Borough Local Plan (Allocations) 2014. Chichester Harbour AONB Management Plan 2014-2019: BD1, HE1. CHC Planning Guidelines B2-B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions; Emsworth CACA; Emsworth DS.

Recommendation under full officer delegated powers -

No objection, subject to the development being implemented with materials (or any alternative agreed with the local planning authority) stated on the Corinthian Architectural Design drawing

dated 20.1.16.

Yours sincerely

Steve Lawrence, MRTPI

Planning Officer (Typically Mon/Weds/Thurs) Chichester Harbour Conservancy

NB - Mrs Linda Park MRTPI is now on maternity leave - please address all planning correspondence to me