

APP/16/00095 – 3 Stanley Road Emsworth PO10 7BD

The site is located within Area A of the Emsworth Conservation Area and visible in the wider townscape from King Street and to a lesser degree, Harbour Way. The property is located in the middle of a terrace and already has UPVc (brown) casement window frameworks which are 'landscape' in orientation, at odds with the 'portrait' styling of the rest of the terrace, whose properties have managed to retain some timber sliding sashes and all fenestration is coloured white.

The development in terms of the rear addition is already under way, with workmen on site at the time of my visit. There are other similar rear additions in the terrace.

This is the only property in the terrace with a projection bay window at first floor level.

It is a shame that painted timber sashes could not be re-introduced in renewed portrait openings – especially to the front elevation – but it accepted that the window frameworks are already UPVc and that no Article 4 is in place that would have prevented such a previous (regrettable) pd change (Class A, Part 1 Sch 2 of GPDO).

At least the window frameworks will become white again, to match the rest of the terrace and a more sympathetic glazing bar configuration re-introduced. Loss of the 1st floor bay window will also re-establish some uniformity of appearance to the terrace.

RECOMMENDATION

Having considered these proposals against the policy framework* below, the Conservancy has no objections.

***Policy Framework considered –**

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113 and 115, Section 12; NPPG: ID8, ID18a, ID21a, ID21b, ID26; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS14, CS16, CS17, DM9: ; Havant Borough Local Plan (Allocations) 2014 - AL1, AL2; Emsworth Conservation Area Character Appraisal and Management Plan; Chichester Harbour AONB Management Plan 2014-2019: LS1, BD1, BD2, BD3, HE1; CHC Planning Guidelines B2, B3; Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions; Emsworth Design Statement.

Yours sincerely

Steve Lawrence MRTPI
Planning Officer (Typically Mon/Weds/Thurs)
Chichester Harbour Conservancy
Dell Quay Office, Dell Quay, Chichester, PO20 7EE
01243 533 991
www.conservancy.co.uk