

Chichester Harbour Conservancy Comments on planning applications

(decided under officers' delegated powers)

This is one dwelling within a set piece development that was approved under reference 92/53215/3 on 25.2.93. The development was designed to give uniformity of architectural detailing and condition 13 was imposed to prevent further alteration without the prior granting of planning permission. The reason for imposing condition 13 is given as - "In view of the site prominent location in the Emsworth Conservation Area". It is considered that the removal of glazing bar detailing to windows and the creation of a sweep of patio doors, rather than the proportions of the south facing living room fenestration would erode the character of the development within this part of the Conservation Area, contrary to the council's Policies and related Guidance, as well as Built Environment Policies 3.8 and 3.22 of the Emsworth Design Statement and thus harmful also to the character of this part of the Area of Outstanding Natural Beauty. Whilst there is no objection to the new balcony and enlarged opening onto it, the other changes shown are considered harmful.

Whilst writing, the Conservancy would, ask Havant Borough Council to check compliance with Conditions (3)(iii) and (3)(iv) of 92/53215/3, as these do not appear to have been observed. In particular, dilapidated jetty still exists on the foreshore and the side way has been marked 'private' and fitted with a chain shoreline side thus preventing public access to and from the foreshore. The conservancy would appreciate a written response on this matter in due course.

Application No:	Site:	Application Details:	Recommendation:
APP/15/01077	1 JOHN KING SHIPYARD, KING STREET EMSWORTH, PO10 7AY	Revised fenestration with replacement windows along with new balcony to south elevation.	Refuse