

APP/16/00075 – 7 Bath Road Emsworth PO10 7EP

The site is located within Area B of the Emsworth Conservation Area and visible in the wider townscape from the Mill Pond and Bridgefoot Path.

The urban grain is semi-detached and terraced here, with gaps in built form providing glimpses of rear garden spaces.

The applicant proposes to replace a garage with a garden outbuilding (which will no longer enjoy vehicular access) with shallow pitch roof, and 'square-off' with a single storey rear extension. The main item of interest of the Conservancy is impact to an established Silver Birch tree in the garden of 6 Bath Road, which is a positive natural feature afforded protection under Policies DM8 and CS11 of the Local Plan and Conservation Area Management Plan.

The submitted arboricultural report says the new outbuilding will not impinge on the tree's crown but will be partially within its root protection area. It further recommends protective fencing during construction.

RECOMMENDATION

Having considered these proposals against the policy framework* below, subject to safeguarding the Silver Birch tree within in 6 Bath Road, in accordance with the submitted arboricultural impact assessment, the Conservancy has no objections.

***Policy Framework considered –**

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113 and 115, Section 12; NPPG: ID6, ID7, ID8, ID18a, ID21a, ID21b, ID26; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS14, CS16, CS17, DM8, 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.

24.3.16 - issued under Conservancy Officer Delegated Powers

Yours sincerely

Steve Lawrence MRTPI

Planning Officer (Typically Mon/Weds/Thurs)

Chichester Harbour Conservancy

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