

APP/16/00429 – 56 King Street, Emsworth – Replacement cladding to front elevation

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Holding objection, subject to Council negotiating a dark hue for the cladding to that selected by the applicant.

Following a site visit made 3.6.16 and having regard to the Policy framework* below, the works, given the property's siting within the AONB and Emsworth Conservation Area, are considered to have an adverse effect on the visual amenities of AONB. Notwithstanding other light coloured render, only just being visible from the Harbour and largely urban context, the chosen colour of the cladding would seem at odds with the darker hues of tiles and timber cladding adjacent to it.

Yours sincerely

Steve Lawrence MRTPI
Planning Officer (Typically Mon/Weds/Thurs)
Chichester Harbour Conservancy
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*Policy framework

NPPF - 11, 14, 17, 56-57, 60-61, 63-64, 93-95, 99, 103, 109-110, 113-115, 118-119, 123, 125-126, 128-129, 131-137, 139-141, 186-191, 196-197, 203 & 206; **NPPG** – ID's 6, 7, 8, 18a, 21a, 26; **HBLP** – CS11, CS12, CS14, CS16, DM8, DM9, AL1, DM20; **CHMP** - LS1-LS2, LS4, NC1, NC5, BD1-BD2, CD1, HE1; **PG** - B3, B8; **SPG/SPD**.

NPPF – National Planning Policy Framework (2012)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan (2011/2014)

CHMP – Chichester Harbour Management Plan (2014-2019)

PG – CHC Planning Guidelines (amended 2011-2013)

SPG/SPD –

Replacement dwellings and domestic extensions guidance within CH AONB (Revised 2010)

Borough Design Guide

Emsworth Design Statement

Emsworth Conservation Area CACA and Management Plan