

Dear Mrs Chiswall,

The Conservancy's comments on this application are as follows:-

The site is surrounded by other built form, albeit is visible to the wider public owing to The Fishermans providing a pedestrian link to the beach/Harbour foreshore. There is also some limited visibility of the property's roof from Swan Close. The extensions proposed would be subordinate to the host dwelling and the rooflights not dominate the roof, nor present excessive glazing visible from the Harbour. The front gabled projection would add interest to the elevation, enhancing the character and appearance of the Conservation Area. The Conservancy will leave considerations of neighbouring amenity from the creation of an inverted dormer and further southern gable loft window to the council. The re-creation of the chimney, to allow the latter to be formed is supported, to retain interest in the roofscape. The new front boundary wall will slightly diminish the openness of the public realm, but the householder's desire for more private garden space is understood. The loss of the Kiwi tree by the garage is regrettable, even though this does not have great prominence or amenity value in the Conservation Area/AONB. It is suggested that a replacement tree might be negotiated in the front garden.

Policy framework considered -

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113, 115 and Section 12; NPPG: ID6, ID7, ID8, ID18a, ID21a, ID21b, ID26; CS11, CS12, CS16, CS17, DM8, 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, BD2, BD3, HE1, CD2. CHC Planning Guidelines B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions; Emsworth CACA; Emsworth Design Statement.

Recommendation made under fully delegated officer powers -

No objection, subject to securing matching facing and roofing materials and that a single replacement tree of native species be planted in the front garden area, to compensate for the loss of the Kiwi tree by the garage.

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