

Chichester Harbour Conservancy Comments on planning applications

(decided under officers' delegated powers)

Whereas the Conservancy takes no issue with the proposed use, to be used in conjunction with the restaurant at 25 South Street under APP/14/01165, there are real concerns about the remodelling of the roof, to form a mansard roof. The Conservancy considers this would be visually discordant and not meet the tests of CS11-CS12, CS16, DM9 and DM20, which are given further expression in the Emsworth Conservation Area Character Appraisal/Management Plan and the following Built Environment Design Considerations of the Emsworth Design Statement:- 3.3 (Harm to character of the street), 3.5 (Not in scale with its neighbours), 3.7 (Discordant to consistent roof line of its neighbours), 3.8 (Number of dormer windows considered disproportionate to roof surface, given the character of other dormer windows in the immediate surrounds), 3.9 (Loss of chimney which adds character to the roofscape), 3.10/3.11 (No consideration given to salvaging and re-use of existing plain tiles) and 3.22 (Overall erosion of the character of the Conservation Area).

Whilst it is appreciated that the applicant needs to increase headroom to create the 'loft' accommodation, altering the pitch to increase the roof height to be no higher than the ridge level of the Coal Exchange PH, may be an option to achieve that. With fewer (say 3) and more discreet dormer windows to the front and perhaps a single wider dormer to the rear to give headroom at the top of the staircase and maybe only one bedroom with associated en-suite, perhaps some revised plans could be negotiated, re-using the existing plain tiles.

The Conservancy therefore lodges a holding objection at this time, but is supportive of the overall aim to create a quality boutique hotel that would bring people to enjoy the Area of Outstanding Natural Beauty and act as a base for people to explore the area.

Application No:	Site:	Application Details:	Recommendation:
APP/15/00928	23 SOUTH STREET, EMSWORTH, PO10 7EG	ALTERATIONS AND ADDITIONS FOR CONVERSION FROM A DWELLING TO A BOUTIQUE HOTEL INCLUDING LINK TO ADJACENT RESTAURANT (C1 TO C3), APPROVED UNDER APP/14/01165.	Refuse (Holding objection)