

APP/14/00632

4 MARINA CLOSE, EMSWORTH, PO10 7BG

PROPOSED TWO STOREY FRONT EXTENSION, ADDITION OF CLADDING TO THE FRONT EXTENSION AND A NEW DORMER WINDOW TO THE REAR ELEVATION.

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS11, CS12, Havant Borough Local Plan 2011. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

The application property is a mid-terraced property in a very exposed position on the edge of the Slipper Mill Pond and the wider Harbour, within the Emsworth Conservation Area.

The proposed two-storey front extension would infill a gap between these properties which would disrupt the rhythm and spacing of the terrace and would therefore be detrimental to the appearance of the Conservation Area and wider AONB, contrary to Local Plan Policies CS11 and CS12.

The proposed dormer on the rear would face the wider harbour and we would prefer to see this set lower into the roofslope to prevent a dominant, top-heavy appearance.

DATE CONSIDERED

30/07/14

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy recommends refusal of this application.