

APP/13/01173

2 Bath Road, Emsworth, PO10 7EP

Insertion of gable window to second floor east elevation.

PLANNING POLICY FRAMEWORK*

NPPF paragraphs 11, 14, 17, 56-58, 64, 105, 109, 113-115 & 131; **HBCS** - CS11, CS12, CS16, DM9, DM20: **PHBAP** – AL1, **CHMP** - L1, HE1, BD1 & **Appendix 3** – B1a-B3: **SPG/D**.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

Site was visited on 11.3.2014 and viewed from the street, from the rear in Warblington Road and Bridgefoot Path. It is within Character Area (B) of the Conservation Area appraisal.

The hip is clearly visible from the other side of the mil pond in Bridgefoot Path, but the rear roof slope is largely screened from view from Warblington Road. Nonetheless, the rear dormer (which should be part of the description of development in my opinion) does rather 'crowd' the rear roof slope and would seem rather dominant on it.

The rooflight windows to the front roof surface are probably permitted development under Class C to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), but would relate poorly to fenestration below.

The Conservation Area was designated in 1970. There are other dormer examples referred to by the agent, but it is not clear whether these pre-date designation. A chimney stack would be lost if the proposals went ahead.

This development requires planning permission because permitted rights are withdrawn for Article 1(5) land, including Conservation Areas, for alterations to the roof of a dwellinghouse.

The proposals would unbalance this pair of semi-detached houses and thus not accord with the AONB guidance on residential development and have significant landscape/townscape impact on the AONB/Conservation Area. It would seem that a similar design was discouraged at the pre-application stage enquiry.

Notwithstanding a duty to care for the social well-being of those living in the AONB, the Conservancy's first duty is to protect, conserve and enhance the AONB's natural beauty, including its setting.



DATE CONSIDERED

21/3/14

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION

Objection is raised.

Steve Lawrence

Planning Officer

*Abbreviations used –

- **NPPF** – National Planning Policy Framework (2012)
- **HBCS** - Adopted Havant Borough Core Strategy (2011)
- **PHBAP** - Publication version Draft Allocations Plan (2013)
- **CHMP** – Chichester Harbour Management Plan 2014-2019 & **Appendix 3** (as amended) – Planning Guidelines
- **SPG/D**:- Supplementary Planning Guidance/Documents

- **Emsworth Design Statement** (2008), especially landscape design considerations 4 to 6 which read:-

“4 The quality and character of Emsworth’s landscape setting and associated views from within Emsworth and the Harbour.

5 Emsworth’s role as an attractive settlement within the landscape.

6 A street-scene illustration of a new development project would establish its overall impact on the surroundings, particularly the Emsworth skyline”.

And built environment design considerations 3, 7, 9 and 22 which read:-

“3 The character of the street scene and nature of the surrounding area (e.g. plot size and design of adjacent buildings). This is of particular importance when the location is widely visible.

7 Silhouettes, including the roof line/skyline, which integrate well with the surrounding buildings and the existing skyline. Flat roofs are generally out of character. (Page 17)

9 Features such as chimneys or detailing where their removal could detract from the appearance of the original structure. (Pages 17,19)

22 The continued preservation and enhancement of the Conservation Area”.

- **Emsworth Conservation Area Character Appraisal** (paras 3.12, 3.16, 5.3 (discouraging the removal of chimney stacks) & 5.5 and **Management Plan** (2010), especially 2 & 3 (vi-vii)
- Consultation by **Emsworth Forum** closing 7.4.14 seeking Neighbourhood Planning body status
- Borough Design Guide (2011)
- AONB guidance on residential extensions/development (2010)