

APP/14/00167

3 Marina Close, Emsworth, PO10 7BG

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: **PHBAP** – AL1, **CHMP** - L1, HE1, BD1 & **Appendix 3** – B3: **SPG/D**.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

Site was visited on 11.3.2014 and it was noted the aperture to take the new window had already been formed. It is within Character Area (A) of the conservation Area appraisal. The gable is visible from the other side of the mil pond in Slipper Road.

One assumes this development requires planning permission because permitted rights were withdrawn on the original consent for Marina Close and no permitted development rights have yet been withdrawn under an Article 4 (2) direction for the Conservation Area.

The modest proposals to insert a window accord with the AONB guidance on residential development and have no significant landscape impact on the AONB/conservation Area, but rather would allow views to occupiers so they can appreciate the scenic qualities/wildlife of the AONB.

DATE CONSIDERED

20/3/14

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION

No 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 built environment design consideration 8 which reads:-
“8 Window and door openings in proportion with the buildings themselves as well as reflecting the overall setting. The size/proportions/materials and detailing of Replacements reflecting the originals”
- **Emsworth Conservation Area Character Appraisal** (para 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)