

5 JOHN KING SHIPYARD, KING STREET, EMSWORTH, PO10 7AY

REMOVAL OF EXISTING BRICK STEPS, REPLACEMENT WITH RETRACTABLE TIMBER STEPS AND ENLARGEMENT OF EXISTING BALCONY.

## PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS11 & CS12: Adopted Havant Borough Local Plan. 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

Further to comments made on the 23 July, I would like to make some additional observations.

There is a public footpath along the wall at the top of the foreshore. The removal of the existing staircase should improve access along the beach and its removal will improve the appearance of the area. There is no objection to the retractable steps having regard to the existing stair structure. Given the existing Juliet balcony, there is no objection to the proposed balcony in terms of its visual impact on the character and appearance of the area. It should though be noted that it may be a hazard to users of the footpath, particularly at high tides and the bracing arms particularly may cause obstruction. I would therefore ask that consideration is given to amending the design to remove the bracing arms and possibly to reduce the depth of the balcony.

## DATE CONSIDERED

23/07/13

## CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

## RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that the following matters be negotiated if possible:  
A reduction in the depth of the balcony and removal of the proposed bracing arms.

