
Site Address:	Quay Mill, South Street, Emsworth, PO10 7EQ		
Proposal:	Replacement of ground floor single door and window with double sliding doors.		
Application No:	APP/13/00922	Expiry Date:	25/11/2013
Applicant:	Mr Lillywhite	Team:	Team 2
	Emsworth Slipper Sailing Club		
Agent:	Mr Garland	Case Officer:	Rachael McMurray
	Jim Garland Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to Quay Mill which is situated in the Emsworth Conservation Area at the point where South Street meets the shoreline. The building is Grade II listed and dates from the 18th Century. It is now occupied by the Emsworth Slipper Sailing Club. The south elevation looks out onto the rear terrace and over Emsworth Harbour. The south elevation includes a single access door out onto the terrace.

2 Planning History

None relevant

3 Proposal

The proposal is to widen the single width door on the south elevation to a set of double, sliding doors, fully glazed and with a hardwood frame.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

Pre-app discussions have taken place – see GEN/11/00179. The resulting proposals are fine, well considered and fully explained in the accompanying Heritage Statement, which serves as a good model. Support. No specific conditions required.

Chichester Harbour Conservancy:

No objections

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: 0

Statutory advertisement: 11/10/2013

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of the design and effect on the conservation area

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable subject to other development management considerations.

(ii) Appropriateness of the design and effect on the conservation area

7.3 The design of the door would feature a hardwood frame which is considered appropriate to the character of the building. It would not be visible from the streetscene and therefore minimal impact would occur on the visual amenity of the conservation area. The doorway would be located under the first floor deck on the rear elevation of the sailing club and would have minimal visual impact when viewing the building from the harbour.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00922 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of the approval of the last of the reserved matters to be

approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Heritage Statement - September 2013

Location plan, existing elevations and floor plan - Drwg No. 1303/0000

Proposed elevations and floor plan - Drwg No. 1303/1000

Reason: - To ensure provision of a satisfactory development.