

APP/13/00454

25 SOUTH STREET, EMSWORTH, PO10 7EG

CHANGE OF USE FROM OFF LICENCE (USE CLASS A1) TO RESTAURANT (USE CLASS A3) INCORPORATING CHANGES TO THE MAIN GLAZED SCREEN ALONG THE SOUTH STREET; DEMOLITION OF POOR QUALITY TIMBER CLAD STORES AT THE BACK AND CONSTRUCTION OF NEW KITCHEN AND REPLACEMENT STORE, NEW GLAZED SCREEN TO THE REAR GABLE AND NEW BRICK BOUNDARY WALL TO MATCH NEIGHBOURING.

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS2, CS4, CS12, DM5: Adopted Havant Borough Council Core Strategy. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

Due to the position of the planning proposals within the Settlement Policy Areas/Urban Area, and/or full enclosure by larger scale development in the countryside and/or their scale, height and form; the developments listed below would not in our view be intrusive or harmful to the wider AONB landscape or the designated nature conservation sites.

DATE CONSIDERED 12/06/13

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.