

APP/12/00611

68 KING STREET, EMSWORTH, PO10 7AZ

APPLICATION FOR VARIATION OF CONDITION NO. 9 OF PLANNING PERMISSION APP/11/01064 RELATING TO PROPOSED INSTALLATION OF SOLAR PANELS TO ROOF OF PROPERTY.

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS11, CS12, CS16, DM8, DM9: Havant Core Strategy 2011. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

68 King Street is located on its own projecting quay on the eastern end of the Emsworth Harbour frontage, just north of Emsworth Yacht Harbour, and west of the Slipper Mill Pond. It lies within the AONB and the Emsworth Conservation Area. The site is unusual in that all four sides of the building are clearly visible from public viewpoints including from the wider landscape - there are clear views of the west and south elevations from the head of the Emsworth channel, 'the promenade' public footpath to the west, and the footpaths at Emsworth Yacht Harbour; and clear views of the east and north elevations from the footpaths around the Slipper Mill Pond to the east. A replacement dwelling, currently under construction, was granted permission under reference APP/11/01064. It was designed in a contemporary style and when completed, the roofs will be 'dark patinated zinc with a matt finish' and the elevations will be larch timber boarding on a dark brick plinth and windows will have mid to dark grey powder coated frames, with vertically boarded oak external doors. There will be a sizeable single-storey element with a shallow pitched roof on the eastern elevation of the dwelling, visible from the Slipper Mill Pond footpaths.

The current proposal is to install an array of Solar Photovoltaic panels on the eastern lower roof slope. They would be in a neat grid and dark to match the surrounding zinc roof. Whilst the roof materials have yet to be installed, the Conservancy hopes that the Council has approved the materials for the roof, as per Condition 2 of APP/11/01064. Due to its siting on one of the less prominent elevations on a shallow pitched roof, although highly visible from several footpaths, and provided the colour of the panels are to match the roof and are neatly arranged as shown on the submitted plans, the Conservancy has no objection to the proposal, as these panels have been sensitively designed and sited to minimise their impacts on the AONB.

DATE CONSIDERED

18/07/12

CONSIDERED BY

Chichester Harbour Conservancy Committees 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:-

- Solar panels and frames to be a dark grey to tie in with zinc roof.