

Jacky Clark

From: S [REDACTED]
Sent: 30 June 2017 16:06
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: APP/17/00593 – 5 School Lane Emsworth

Dear Miss Pitney,

5 School Lane Emsworth

APP/17/00593 – Alteration of loft space to provide living accommodation

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to the use of conservation style rooflights. Use of matching slate hanging for southern elevation roof infill and dormer roof coverings.

I made a site visit 15.6.17.

Having regard to the Policy framework* below, these works would be prominent within this part of Emsworth Conservation Area.

It is noted that the existing fenestration is in UPVc and it would be more honest to match this style than to expect the applicant to replace all with painted timber. It is also noted that the architect has responded to the council's pre-application advice.

It is unfortunate that the chimney stack is being lost, which the Emsworth Design Guide seeks to resist, but it is understandable that the applicant would wish to maximise internal space and that the streetscape would still contain chimney stacks elsewhere at a higher level.

Overall, it is considered that the proposals have been sensitively designed and whilst the stairwell glazing is somewhat large, it does not directly face the mill pond.

The proposals would therefore not be harmful in the wider AONB landscape nor adversely affect the character and appearance of the Emsworth Conservation Area.

Yours sincerely

Steve Lawrence MRTPI, Planning Officer, Chichester Harbour Conservancy, Harbour Office, The Street, West Itchenor, PO20 7AW

*Policy framework

NPPF - 14, 17, 64, 115 and Section 12; NPPG - ID18a, ID21a, ID26; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS16, CS17; : Havant Borough Local Plan (Allocations) 2014 - AL1, DM20; Chichester Harbour AONB Management Plan 2014-2019: BD1, HE1; CHC Planning Principles – 01, 03; Emsworth CACA & Management Plan; Emsworth DS

Did you know there are lots of disabled access paths and facilities within Chichester Harbour? The *Solar Heritage*, our solar powered catamaran also has a wheelchair lift. For more information on access to the Harbour [click here](#).

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