

DESIGN, ACCESS & HERITAGE STATEMENT

14, Harbour Way, Emsworth, PO10 7BE

14 Harbour Way is a unique three-storey detached property. The rear of the property is adjacent to an inlet of Chichester Harbour and a public walkway. The rear of the property also has a view onto Slipper Mill Pond with its varied bird life and its directly onto an inlet of Chichester Harbour. This area attracts many locals and tourists along the walkway that divides the pond from the sea. The site lies within the Emsworth Conservation Area and Area of Outstanding Natural Beauty (Chichester Harbour Conservancy).

The property is three-storey with balconies to the first and second floor. The building is rendered cream with grey aluminium window and doors, the roof has concrete tiles. The property contributes positively to the surrounding conservation area and AONB.





Previous planning applications

There is no relevant planning history shown on the LA website.

Proposal

Proposed second floor side extension (sunroom).

Design.

The proposed second floor side extension is to the southeast elevation of the property to the balcony. The second-floor southeast elevation is currently used as a balcony and storage area.





The proposed second floor extension will be an uncomplicated design and so not to distract from the host building, the proposed will have a pitched roof in line with the building and gable front. The proposed is modest in size with a width of 6.7m and a projection of 3m. The eaves and ridge height match the existing building. The proposed floor level of the extension will be at the same level as the second floor of the property. The walls will be rendered to match the walls of the property. The glazed windows and doors will be aluminium and similar in design to the existing windows and doors with the property. The roof will be finished with tile in a colour to match the property. The proposed will be used as a sunroom to sit and enjoy the views, hopefully all year round.

The applicant considers the proposed contributes positively to the overall character and appearance of the property. We consider the proposed to have no adverse effect to the host buildings significance. We believe the proposed extension will have very little impact and will preserve the character and appearance of the conservation area as well as the host property.

The plot size is also large enough to accommodate the proposed extension without resulting in a cramped or overdeveloped site; and we feel the height, scale, form and design of the proposed is in keeping with the scale and character of the original property and the sites wider setting and location within the area. There are other extensions within the area and nearby properties and this proposed extension does not adversely affect the character of the area or the host building itself. As the proposed extension does not appear disproportionate or to have an adverse impact on the host building or surrounding area, we believe this will have a neutral effect overall. We also believe the proposed extension will have no historical significance, no cultural significance, and no archaeological significance.

ACCESS

All access when building will be from within the applicant's grounds. The design of the extension will have sliding doors with a low threshold, the proposed floor level of the extension will be at the same level as the second floor of the property, and there will be a slight step down to the existing decking on the remaining balcony.

