

From: David Rothery – on behalf of Chichester Harbour Conservancy (Area of Outstanding Natural Beauty Unit – planning team)

To: Denise Sheath – Local Planning Authority Planning Case Officer

4 Orange Row, Emsworth, Hampshire

Consultee Comments for Planning Application : **APP/19/01163**

Proposal for construction of rear first floor balcony with glass balustrade and alteration and enlargement of dormer roof windows to full height with Juliet balustrade and side glazing

Denise,

Further to the Chichester Harbour Conservancy consultation response on the above planning case (sent by email on 16 December 2019), I would ask that you include additional planning conditions which were unfortunately not included from the formal response. These relate to the use of non-reflective glazing to both the balcony enclosure and the full height bi-fold doors which face onto the harbour waterside coastline. If this could be secure it would be in line with both our and your planning policy advice and guidance.

Suggested additional conditions

- for glazed surfaces, windows and balustrade enclosures, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes.
- the glazed fenestration should employ tinted glass panels, and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

Thank you for the opportunity to have these additional controls considered.

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