

5 Orange Row, Emsworth, PO10 7EL

APP/20/00123 – Replacement first floor balcony and spiral staircase together with 2No. balconettes at second floor level.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

A site visit was made again and regard had to the policy framework* below. I apologise for the delay in replying owing to having to use up annual leave.

If I seem to remember correctly this is the fifth application at this site since August 2014. The property is unlisted albeit part of the Emsworth Conservation Area. It forms part of a set piece mews development.

Previous proposals to replace the spiral staircase /balcony under (APP/15/01109) were approved. The Conservancy takes no issue about retaining the spiral staircase design.

Similarly, no objection in landscape AONB terms to the 'balconette' proposals, which will mostly not be noticeable from the Harbour and appear to have been previously approved under APP/17/01111.

The Conservancy has no objection to those alterations. The additional glazing to the rear will not really be seen from the water.

Yours sincerely

Steve Lawrence MRTPI
Planning Officer (Typically Mon/Weds/Thurs)
Chichester Harbour Conservancy