

**Planning, Design and Access Statement
(including Heritage)
for
5 Orange Row
Emsworth**

February 2020



Introduction

This application for development at 5 Orange Row is submitted on behalf of the owner Mr Rob Bailey.

Description of the Site

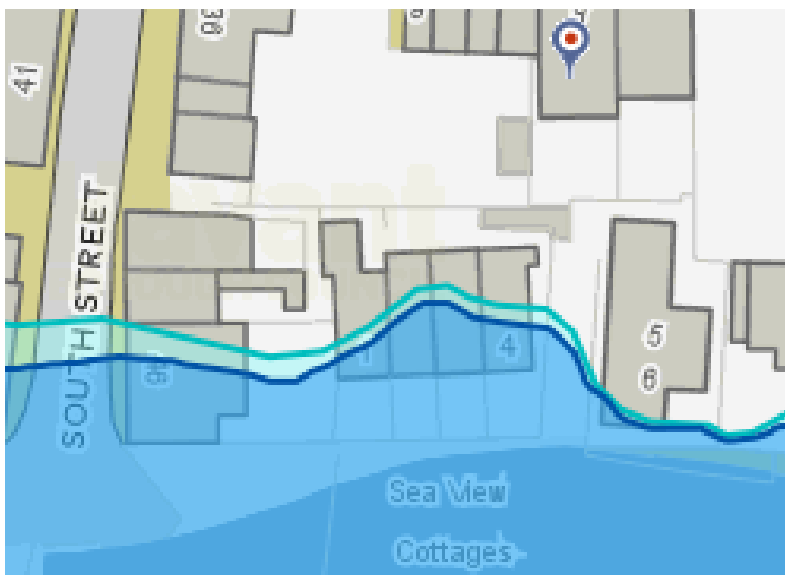
Orange Row is a group of 5 houses accessed via South Street.

Numbers 1-3 Orange Row lie to the north of no. 5, with number 4 Orange Row to the east. Numbers 36-38 South Street lie to the west of the site with Sea View Cottages to the south.

Orange Row is tucked in from the main thoroughfare, which is South Street, but is partially visible from in between the properties along the seafront to the south of the site as seen in the following photograph.



The site is identified as being in a flood zone 1:



Proposed Development

- Replacement first floor rear balcony and fire escape stair to courtyard garden
- Balconettes within the roof space in the south elevation.

Design Rationale

The applicant has recently carried out several improvements to the house in accordance with recent Planning Permissions. The intention is to modernize and enhance the overall appearance of the house while enhancing the character and appearance of the historic conservation area. The proposal has therefore been designed to be in keeping with the local vernacular.

Materials Schedule

- Steel framed balcony
- Timber joists
- Millboard decking
- Frameless non-reflective glass balustrade



Existing balcony and external stairs to the courtyard garden

The proposed balustrade would be of a simple frameless, non-reflective glazed design



Example of contemporary, frameless, glazed balcony



Properties to the south of the site, along the seafront with large window and balconies

Access

No changes are proposed to the existing access.

Planning History

4 Orange Row

APP/19/01163

Construction of glass balcony to rear elevation; alterations to existing rear second floor dormer windows to full height windows with glass Juliet balustrade. 05 Feb 2020

5 Orange Row

APP/18/01185

Proposed flue to West elevation (instead of chimney to South elevation approved by APP/17/01111) and revised fenestration. Approved 28 Feb 2019

APP/17/01111

Alterations to fenestration and doors, new chimney and erection of outbuilding.
Approved 19 Mar 2018

APP/15/01109

Fire escape to rear elevation. Approved 04 Dec 2015

APP/14/00847

Revised dormer to rear elevation; removal of chimney to rear elevation. Approved 10 Oct 2014

APP/12/00923

Alterations to first floor fenestration on southern elevation comprising 2No. new Juliet balconies to replace existing box bay and single windows. Approved 23 Oct 2012

Planning Policies

Havant Borough Local Plan (Allocations) 2014

AL1 Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether: 1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or 2. Specific policies in the NPPF indicate that development should be restricted.

DM20 Historic Assets

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough. Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that: 1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal. 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Havant Borough Core Strategy March 2011

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

- 1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.*
- 2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.*
- 3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].*
- 4. Protects and where appropriate enhances the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*

Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.

- 6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.*
- 7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient*

woodland remnants of the Forest of Bere and coastal salt marsh.

- 8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.*
- 9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.*
- 10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.*
- 11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.*

Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Development will be permitted where it:

- 1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.*
- 2. Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.*
- 3. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).*
- 4. Meets the policy aims of the Chichester Harbour AONB Management Plan and Havant Borough Core Strategy March 2011.*
- 5. Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.*

Comment:

Orange Row is located to the rear of the seafront properties and is therefore only partially visible from within the Chichester Harbour AONB, however the proposed development has been carefully designed with non-reflective glazing to minimise the impact it would have on the Chichester Harbour AONB.

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- 1. Responds to, draws inspiration from and respects local context and: a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site; b) Integrates with existing local*

landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest; c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors; d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. *Produces a positive relationship between buildings, street and spaces both existing and proposed, where: a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development; b) New streets are not dominated by vehicular traffic; c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.*
3. *Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.*
4. *Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.*
5. *Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.*
6. *Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.*
7. *Adapts to the changing needs of the users and the changing climate over the lifespan of the building.*

Comment: Each element of the proposed development has been designed as a direct response to the local context as demonstrated by the precedent images earlier in this statement. It is therefore considered that the proposed development would respond positively to the local and historic character of the area.

The proposed balconies would have a limited impact on the amenity of neighbouring properties given their limited size and the overlooking which already existing from the existing balcony/fire escape and steps.

Chichester Harbour Area of Outstanding Beauty SPD

12.2 Where appropriate, the development proposals should complement surrounding development character.

Comment: The proposed use of high-quality materials would complement the character of the surrounding area.

14.1 Appropriate materials may include: timber, tiles, slate, shingles, brick, flint and appropriately coloured render. Muted and darker tones may help to reduce the visual impact.

Comment: The use of timber to construct the balcony would create a more rustic appearance which would contrast with the light-coloured render and be more visible than the proposed glazed balcony. The proposed glazed balcony would create a 'light touch' appearance.

Emsworth Historic Core Character Area

36.3 The predominant materials within the built-up area are light coloured render or brick facades, however the shoreline of the historic core is predominantly brick.

Comment: The exterior of the house is painted off-white in keeping with the light-coloured render prevalent in the historic core of Emsworth.

Heritage

The site falls within the Emsworth Conservation Area.

The Emsworth Conservation Area Character Appraisal recognises the importance of the town's relationship with the harbour in contributing towards its special character. The Character Appraisal also describes ways in which the special character of the conservation area can be enhanced including through the use of appropriate materials.

Orange Row is tucked in from the main thoroughfare and no. 5 itself is only partially visible from the shore to the south. Notwithstanding the limited visibility of the site from within the public realm, the proposed replacement first floor balcony and balconettes at second floor level have been sensitively designed to preserve the special character of the conservation area in line with the requirements of policies CS11 and DM20.

Impact on Neighbouring Properties

The host property and neighbouring properties are located within the historic core of Emsworth and as a result they adhere to a relatively compact layout with small, courtyard style gardens. The compact layout combined with the height of dwellings in the area results in significant overlooking of neighbouring properties' gardens. The following photographs demonstrate the extent to which the existing windows and first floor balcony results in the overlooking of neighbouring gardens.



Existing views of no. 4's garden to the east from the first floor balcony.



Existing views south from the first floor balcony.



Existing views to the south west from the first floor balcony.



Existing views west from the first-floor balcony.

The overlooking of neighbouring gardens which exists from the first-floor balcony and first and second floor windows is typical of mews style properties in historic areas. The overlooking of neighbouring gardens from the proposed balcony and balconettes would be no more overt than that which already exists. The proposed development would therefore not result in any additional overlooking or loss of privacy.

Consultation with Neighbours

The applicants have discussed the proposed development with their neighbours at no's 4 and 6 Orange Row prior to the submission of the planning application. All of the neighbours within Orange Row have been formally notified of the submission of the application.

Conclusion

The proposed first floor balcony and second floor balconettes would be of a high-quality design which would be in keeping with the design of the host property and would preserve the historic character of the conservation area. The proposed alterations would also be in accordance with the requirements of the local plan policies and the Chichester Harbour AONB SPD.

The balcony and balconettes would not have any significant adverse effects on the amenities of the neighbouring properties.