

Consultee Comments for Planning Application APP/19/01163

Application Summary

Application Number: APP/19/01163

Address: 4 Orange Row, Emsworth, PO10 7EL

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

Case Officer: Denise Sheath

Consultee Details

Name: Consultee Heritage Team

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On Behalf Of: Conservation Officer

Comments

APP_17_01163 4 Orange Row Emsworth

Conservation comments

Overview:

4 Orange Row forms part of a modern terrace development with the Emsworth Conservation Area. To the East and west there are listed buildings however these are afforded some separation from the application site by virtue of the listed building being located away from the application site within their own plots.

Proposal:

The proposal is for the construction of glass balcony to rear elevation; alterations to existing rear second floor dormer windows to full height windows with glass Juliet balustrade.

Policy and legislation:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the

character and appearance of that area.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough. Seeks to protect and where appropriate enhances the boroughs statutory and non statutory 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.

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

Policy CS16 High Quality Design

Assessment:

The property is a well designed comparatively modern property. The prime issue in this case is how the changes impact on the visual appearance of the property, and in turn Emsworth Conservation Area.

Limited views of the rear elevation would be possible from the foreshore when accessible. However, this is still screened in part by the wall along the southern boundary of the property. Within the wider view the proposed balcony and alterations to the dormer windows will have little impact on the conservation area. As such I would consider that the works would preserve the character of the area.

Recommendation:

No objection

Conditions:

No conditions