

## Houghton, Michelle

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**From:** Steve Lawrence <Steve.Lawrence@conservancy.co.uk>  
**Sent:** 02 January 2019 12:40  
**To:** Chisnall, Emma  
**Cc:** Havant Planning and Development Mailbox New  
**Subject:** APP/18/01185 – 5 Orange Row, Emsworth, PO10 7EL

5 Orange Row, Emsworth, PO10 7EL

**APP/18/01185** – Proposed flue to West elevation (instead of chimney to South elevation approved by APP/17/01111). Revised fenestration

**Fully delegated Officer decision** from Chichester Harbour Conservancy

**Recommendation** – No objection.

A site visit was made again on 21.12.2018. I note the following changes to the (APP/17/01111) design solution from the proposals being re-submitted and advised to the Conservancy 20.11.18:-

- Window under external stairwell on rear elevation made into full length French doors;
- External flue now proposed to west elevation instead of new chimney stack at rear;
- Window to apex of west elevation now deleted;
- External balconies to 2<sup>nd</sup> floor full height windows deleted.

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

Having regard to the Policy framework\* below, this is one of a group of well designed group of mews dwellings within the Conservation Area. The property has been adjusted in the past.

The addition of a metal flue stack is somewhat atypical, albeit there are some such stacks in the vicinity. It would not have any adverse landscape impact to the AONB and will only really be seen by a narrow gap in the South Street frontage, or within the mews courtyard itself.

Yours sincerely

Steve Lawrence MRTPI  
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\*Policy framework

**NPPF** – 11, 14, 17, 56-57, 60-61, 63-64, 115, 118-119, 123, 125-126, 128-129, 131-137, 139-141, 186-191, 196-197, 203 & 206; **NPPG** – ID's 18a, 21a, 26; **HBLP** – CS11, CS12, CS16, DM20; **CHMP** – LS1-LS2, BD1-BD2, HE1; **PP** – 01, 03; **SPG/SPD**.

**NPPF** – National Planning Policy Framework (2018)  
**NPPG** – National Planning Practice Guidance (2014)  
**HBLP** – Havant Borough Local Plan (2011/2014)  
**CHMP** – Chichester Harbour Management Plan (2014-2019)  
**PP** – CHC Planning Principles, Version 1.1 (2017)

**SPG/SPD** –  
Borough Design Guide  
Emsworth Design Statement

