

**Planning Statement
(including Design, Access & Heritage Issues)
for
5 Orange Row
Emsworth
October 2017**



Introduction

This application for development at 5 Orange Row is submitted following the receipt of pre-application advice from Jessica Hill. The pre-application advice provided by Jessica has been used to inform/amend the proposed plans.

Background

The applicants have recently purchased 5 Orange Row, Emsworth. The house occupies a prime location within the historic core of central Emsworth and is close to the seafront, however it is in need of modernisation. The applicants propose to modernize the house to a high standard. They also propose a number of minor alterations together with the addition of a modestly proportioned, single storey, rear extension and a small detached home office/studio.

Description of the Site

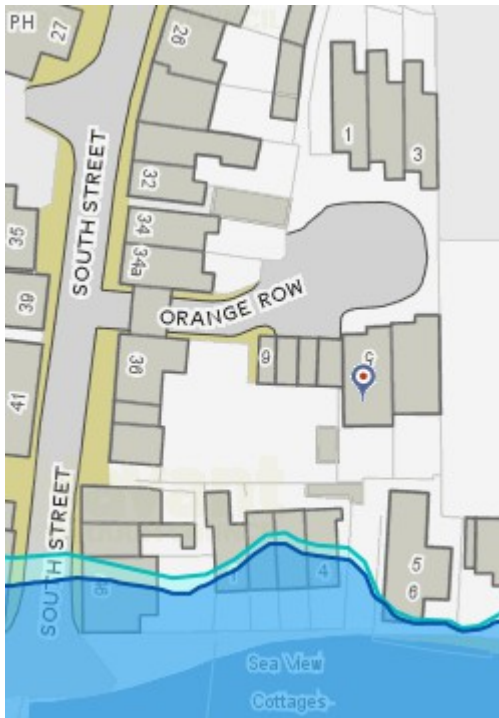
Orange Row is a group of 5 houses accessed via South Street. Planning Permission was granted in 1979 with a condition that removed all the permitted development rights.

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:



Summary of Proposed Development

- Replacement fenestration
- New front door with glazed side panel and widened brick arch
- New garage door with high level glazed panel
- Additional high level roof light on the north roof slope (to provide increased light to the stairwell)
- New window to the west elevation at second floor level
- Single storey, flat roofed rear extension of 1.8m in depth with replacement balcony to the top and replacement fire escape stair to courtyard garden
- Replacement windows at first floor level in the south elevation
- Replacement windows with miniature balconettes within the roof space in the south elevation.
- Paint exterior soft white (equivalent to Farrow and Ball 'Clunch')
- Chimney on south facing roof slope

Design Rationale

The applicants' intention is to modernize and enhance the overall appearance of the house while enhancing the character and appearance of the historic conservation area. All of the proposals have therefore been designed to be in keeping with the local vernacular.

The proposed development comprises:

- Replacement Fenestration

The existing white UVPC windows appear dated and fail to protect or enhance the character of the conservation area. The applicant proposes to replace the existing windows with slimline powder coated aluminium windows which would be of a higher quality and more in keeping with the conservation area. The windows would be evenly aligned between floors to create a coherent aesthetic appropriate to the property.

- Replacement Doors

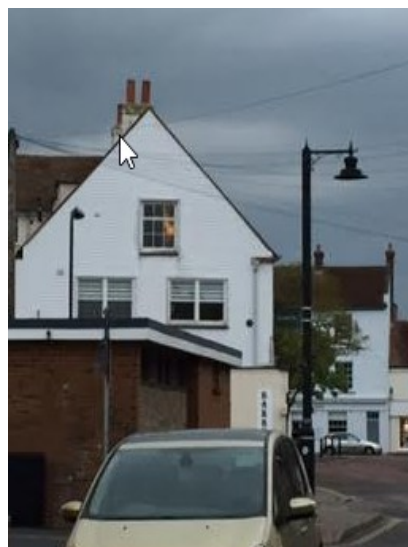
It is also proposed to replace the existing front door and garage door with higher quality, more contemporary doors. The front door would be framed by a glazed panel to the side. The existing brick arch would be replaced with a wider arch that extended the width of the replacement door.

- Roof light to north facing roof slope

The plans propose an additional roof light on the north facing roof slope to provide increased light to the landing.

- Window to west elevation

The plans also incorporate an additional window in the west elevation which would serve the master bedroom. The applicants understand that it may be necessary to condition this window to be obscure glazed. There are several examples of windows in gable ends from within the historic core of Emsworth:



- Rear extension

The applicants wish to improve the living accommodation by slightly increasing the size of the ground floor bedrooms, without compromising the amenities of the neighbouring properties or the existing courtyard garden. This would be achieved by the addition of a small, single storey rear extension of 1.8m in depth.

The extension would have a flat roof which would minimise the impact on the amenities of

the neighbour and enable the existing balcony to be extended to take advantage of the sea views.



Existing balcony and external stairs to the courtyard garden

The proposed balustrade would be of a simple glazed design, with a slim, lightweight frame (or handrail) of powder coated aluminium.

Examples of contemporary glazed balcony



The external staircase and balconettes would also be of a bespoke design constructed of powder coated aluminium and of slim proportions to complement the aluminium windows and balustrade on the extended balcony.

Example of balconies and with large windows and dormers on seafront properties to the south of the site



- Painting of the exterior

The applicants are keen to refresh the existing white painted exterior in an off-white. The colour will be mixed to match Farrow and Ball's off-white 'Clunch'. The colour has been chosen to complement the contemporary design and avoid any clashes with adjacent properties.

- Chimney on south facing roof slope

The pre-application advice raised concerns about the incorporation of a flue for a wood burning stove, therefore a brick chimney has been incorporated instead. The proposed brick chimney will be more in keeping with the historic fabric of the area and provide interest within the roof scape.

- Outbuilding (home office/studio)

The proposed outbuilding is small and has been designed with a flat roof to prevent any impact on the outlook or amenities of neighbouring properties. The outbuilding has also been designed with a small footprint to ensure that the applicant retains a useable area of outdoor space. The southern boundary wall would be retained in its entirety.

Relevant Planning Policies

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 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. The comments provided by Jessica Hill at the pre-application stage have also been incorporated. It is therefore considered that the proposed development would respond positively to the local and historic character of the area.

The proposed development, in particular the small, single storey rear extension would have a limited impact on the amenity of neighbouring properties.

Draft Chichester Harbour Area of Outstanding Beauty SPD

8.2 Applicants are encouraged to submit a full written schedule of external facing and roofing materials, which are sympathetic to the host/adjacent building(s) and the general character of the area.

Comment: The proposed materials have been selected to match those of buildings in the immediate locality.

12.1 The scale, mass and design of the house or extension will be critical to ensuring that the development is appropriate to the character of the AONB landscape.

Comment: The single storey rear extension is only 1.8m in depth and would only be partially visible from within the AONB. The impact on the character of the AONB is therefore considered to be negligible.

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

Comment: The proposed use of high quality materials in particular the use of aluminium windows to replace the existing white UPVC windows, would complement the character of the surrounding area.

13.1 House extensions or replacement dwellings can have a significant impact on the wider AONB landscape, particularly when a significant increase in size is proposed. When considering substantial increases, a guideline of a 50% increase above the original footprint, and a 25% increase above the existing 'silhouette' (on any elevation visible from the wider landscape) is likely to be the maximum increase that may be acceptable.

Comment: The proposed increase in footprint is modest.

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 an off-white paint for the exterior has been selected to match properties in the immediate area.

15.3 Rear and side extensions should be carefully designed to avoid impact on neighbouring properties, ensuring that there is sufficient amenity or garden space left for the house. Loss of car parking spaces may also be unacceptable.

Comment: The proposal would not result in the loss of any car parking spaces. The extension and outbuilding are both small and would not significantly impinge the courtyard garden.

17.3 However, the use of lighter colours and render can be appropriate in some areas, where they reflect the general character of the surroundings, for example in the historic core of a village.

Comment: The use of off-white to paint the exterior has been selected to match properties in the immediate area.

18.1 The use of materials that complement the character of the surrounding area is particularly important in maintaining and enhancing the character of the AONB.

Comment: The use of off-white to paint the exterior has been selected to complement the character of Emsworth's historic core.

9.1 Understandably most proposals for new dwellings and extensions include large amounts of glazing to maximise light and, particularly in waterside locations, views across the harbour. However the visual impact of glazing, in particular the issue of reflection, is a key concern in the AONB.

Comment: The property is located to the rear of the seafront properties and is therefore only partially visible. The proposed fenestration would be of a significantly higher quality than the existing white UPVC windows and would occupy a similar proportion of the elevation as compared with neighbouring properties in the area.

20.1 The design of windows is an important part in the development of a new or extended dwelling and should be of complementary scale, style, materials and proportion to the original dwelling and / or the character of the setting.

Comment: The replacement windows have been designed to complement the age and style of the building and the character of the area. The existing brick arch over the entrance would be extended to include the full width of the replacement door.

23.1 Dormer windows should be in keeping and proportionate to the design and materials of the building. They should not dominate the facade. The choice of colour(s) is also important, as the facing and roofing materials should match or at least complement the main roof

Comment: The dormers have been designed to be in proportion with the building and would be aligned with the fenestration on the remainder of the elevation. The use of a darker colour such as a soft grey could be used to prevent the windows from appearing overly prominent when viewed from within the AONB,

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 proposed use of off-white paint would be in keeping with the light coloured render prevalent in the historic core of Emsworth.

Access

The proposed replacement front door is wider than the existing door and would therefore be easier to navigate by those with physical disabilities. The proposed internal alterations will be in line with the requirements of Building Regulations Approved Document M.

Consultation with Neighbours

The applicants have discussed the proposed development with all of the neighbours within Orange Row prior to the submission of the planning application. No objections were

raised during the discussions that took place. The neighbours within Orange Row have also been formally notified (in writing) of the submission of the application.

Conclusion

The proposed alterations and the addition of a small single storey rear extension and outbuilding would be of a high quality and in keeping with the historic character of the conservation area. The proposed alterations and extension would be in accordance with the requirements of the local plan policies and the draft Chichester Harbour AONB SPD.