

Overview:

5 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 neither immediately adjacent properties or located away from the application site within their own plots.

Proposal:

The proposal is for a single storey rear extension with replacement balcony to the top and replacement fire escape stairs to courtyard garden, alterations to fenestration, new chimney and erection of out building.

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 enhance the borough's 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 single storey extension to the rear was put forward as a Pre-application enquiry. At this time it was generally thought to be a planning issue rather than a conservation issue. However, assuring the retention of the wall of the southern boundary should be a priority as it is a key boundary treatment and provides screen to any proposed development at ground floor level. The issues of over looking that this proposal creates are a planning consideration and I will leave this to the case officer to determine.

In relation to the fenestration changes, the proposed works would normally not constitute development. I am assuming the application is required because the fenestration has been controlled through the imposition of a planning condition?

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. The rear elevation has the greatest significance, being a more prominent elevation seen in public views from the foreshore. The front elevation has limited local views restricted to the other properties within the wider Orange Row development.

Limited views of the rear extension would be possible from the foreshore when accessible which is screened in part by the wall along the southern boundary of the property. However I realise that the major concern is one of over looking.

The 'step out' balconies to the second floor appear to be shown at different depth in plan view as they do in elevation, where they appear deeper. The dormers are already slightly different from those of the neighbour property to the east with wider cheeks. The two are difficult to see along side each other due to the intervening properties to the south. The main difference to the fenestration at second floor is the lowering of the sill. Within the wider view this will have little impact but it is appreciated that neighbour properties will have the full side view of the proposed balconies.

The changes in fenestration to aluminium windows and dark grey doors could be seen as a positive change to the building reflecting the modern building style whilst not straying far from the existing black window frames and garage door. Whilst the proposed changes to the front door would mark the property out from its neighbours it is not considered to be harmful to the character or setting of the Conservation Area. Clarification should be sought on the aluminium windows as it is common for these to be powder coated and no colour is specified. This could be controlled by condition.

Spiral fire escape stair has little impact on the setting or character of the Conservation Area as its visibility is restricted and by in large would not be visible in the public domain.

The change of wall colour to off white from the white of the rest of Orange Row development would depart from the rest of the Orange Row development. There are a number of properties within the Conservation Area that are painted in pale shades or off white colours. However they tend to be individual properties that do not have the group setting afforded to Orange Row where it would most noticeable on the north elevation. In light of the condition restricting wall colour I would recommend that white is retained.

The proposal for a chimney on the south elevation is an improvement on the previously suggested metal flue. As the property appears to have had a chimney removed under APP/14/00847 I have no objection to a chimney being re-instated however the proposed chimney by virtue of a) its location low on the roof slope appears very dominant due to the height of stack above the roof line and b) its central position in the building.

The out building will have little impact on the character and setting of the Conservation Area due to its position within the courtyard rear garden of the property. However combined with the rear extension it crowds the limited space of the garden.

Recommendation:

Conditions:

Window and door details to be submitted