

5 Orange Row, Emsworth, PO10 7EL

**APP/17/01111** – Single storey rear extension with replacement balcony to the top and replacement fire escape stair to courtyard garden, alterations to fenestration, new chimney and erection of outbuilding

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

**Recommendation** – Objection.

I made a site visit 31.10.17 and was able to view the site from the rear accessway to Orange Row, off South Street, across their mews courtyard and also down a small alley serving a number of dwellings just south. A colleague also obtained some photography for me 9.11.17 from the foreshore, where there is a more clear view of the property's rear elevation up a private slipway. Such views cannot be readily obtained from the sea wall promenade (owing to Seaview Cottages being forward of the application property), albeit the top eastern rear dormer is visible from that point.

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 current external staircase, and 'step-ladder' rungs even when viewed up the aforementioned alley and private slipway are innocuous as they are painted white and its metal railings, although discernible, bleach out against the external painted walls.

The rear dormer windows are discrete and do not dominate their roof surface. It is noted the cill of these will now be lowered and made into doors to fashion two indented 'platforms', enclosed by glass balustradings, as would a balcony to be formed at first floor level over a modest ground floor rear projection.

The addition of a brick chimney stack is of no concern to The Conservancy and the other window and door alterations would not have any adverse landscape impact to the AONB.

The new spiral staircase, whilst occupying a lesser footprint, could end up looking more 'solid' to the eye. Whereas one looks through the balustrade rails at the current time. Positioned further away from the external wall, it could also look more incongruous and obviously not part of the original dwelling design. It also seems a shame to be repainting the property, when Orange Row was built to have a unified appearance as a set piece Mew development within the Conservation Area.

However, the use of glass balustrading is, especially at roof level, troublesome and considered to detract from the visual amenities of the Conservation Area within the AONB.

I consider this would look awkward and clumsy at roof level and the balcony balustrading also visible at low tide to many who walk the foreshore.

The Conservancy will leave matters of shading and overlooking to the local planning authority.