

Consultee Comments for Planning Application APP/17/01111

Application Summary

Application Number: APP/17/01111

Address: 5 Orange Row, Emsworth, PO10 7EL

Proposal: Alterations to fenestration and doors, new chimney and erection of outbuilding.

Case Officer: Emma Chisnall

Consultee Details

Name: Consultee Chichester Harbour Conservancy

Address: The Harbour Office, The Street, Itchenor PO20 7AW

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

5 Orange Row, Emsworth, PO10 7EL (amended plans advised to the Conservancy 12.1.18)

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 No objection.

I note the following changes to the design solution from the proposals being re-advertised to the Conservancy 12.1.18:-

Previously proposed ground floor rear extension with balcony over now deleted;

2nd shed shown in south-east corner, shown removed;

Ground floor bathroom adjusted relative to bedroom 1;

Ground floor utility room deleted;

External balconies to 2nd floor full height windows deleted.

The Conservancy has no objection to those alterations and whilst the preference would have been for the rear dormer windows to remain as such, because the full height replacement window cills will be recessed into the roof profile and generally not fully visible from vantage points such as the promenade from Bath Road to the end of South Street, the Conservancy withdraws its earlier concerns.

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 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.

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 IDs 18a, 21a, 26; HBLP CS11, CS12, CS16, DM20; CHMP - LS1-LS2, BD1-BD2, HE1; PP 01, 03;SPG/SPD.

NPPF National Planning Policy Framework (2012)
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
Emsworth Conservation Area CACA and Management Plan
Joint Chichester Harbour AONB SPD (2017)