
Site Address:	5 Orange Row, Emsworth, PO10 7EL		
Proposal:	Fire escape to rear elevation.		
Application No:	APP/15/01109	Expiry Date:	04/12/2015
Applicant:	Mr Miles	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Bee Crawford
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two/three storey terraced property and integral garage situated in a development off South Street. It has a brown tile pitched roof with flat roof dormers and elevations of red multibrick and white painted render. The site is level and the rear garden is a small paved courtyard enclosed by 2 metre high walls to all boundaries.
- 1.2 Modern two/three storey terraced houses are to the east and opposite, a first floor property over a garage block is to the west and a slipway leading to the harbour is to the rear. The area is of medium density of a mixture of modern terraced properties and two storey older terraced cottages and detached dwellings of individual and similar age, style and design.

2 Planning History

APP/14/00847 - Revised dormer to rear elevation; removal of chimney to rear elevation, permission granted 10/10/2014. These works had been completed at the time of the Officer's site visit.

3 Proposal

- 3.1 The proposal is for the installation of a fire escape to the rear elevation of 2.43 metres in height with a hand rail of 1.1 metres high and a fixed ladder.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) |
| CS15 | (Flood and Coastal Erosion) |
| CS16 | (High Quality Design) |

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No response received.

Conservation Officer

Comments based solely on a desktop assessment.

The building sits within an enclave of modern buildings. Public views are limited and at some distance as illustrated in the accompanying design and access statement. Accordingly, in my view the visual impact of the proposed development will be contained and as a result will not significantly impact on the character of the Emsworth Conservation Area. I therefore raise no objection.

Building Control, (Fire Access Consultation)

The main issue raised by the application for the need for this additional fire escape does not appear to be valid, the house as existing appears to have a protected staircase to provide means of escape as required under the Building Regulations and therefore additional external escape is unnecessary. If the protected stair has been altered it should be returned to how it was when the building was constructed.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: 1

Statutory advertisement: 16/10/2015

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design
- (iii) Effect on the Conservation Area / AONB
- (iv) Effect on neighbouring properties

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

- 7.3 The proposal is for the addition of a fire escape to the rear elevation of the property, with the proposed materials of white painted powder coated galvanised metal. The design and appearance of the proposal is judged appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene or the visual amenity of the locality.
- 7.4 A flood risk assessment has been submitted as part of the application which covers the requirements of policy CS15 of the HBLP (Core Strategy).

(iii) Effect on the Conservation Area / AONB

- 7.5 The property is an unlisted building in Emsworth Conservation Area and the application is for a fire escape. Due to its location it would be partially visible from the shoreline of Emsworth harbour, however the design and appearance of the proposal is judged appropriate in context to the main building and is not considered to result in detriment to the Conservation Area. A design and access statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).
- 7.6 The proposal would be seen against the backdrop of the existing building and is not considered to be visually intrusive within the Chichester Harbour AONB.

(iv) Effect on neighbouring properties

- 7.6 The proposed new fire escape would be visible from the adjoining properties, although number 4 Orange Row is set back 1.4 metres and the property at number 6 is in excess of 5 metres from the rear elevation of the application site. The living accommodation of the application site and the adjoining properties is at first floor level with good sized windows, therefore there is an existing degree of overlooking into the gardens from all properties. Whilst the external staircase would result in some additional loss in privacy to the neighbouring property at number 4 Orange Row, it is not considered that any detriment is so significant as to warrant a justifiable reason for refusal.
- 7.7 No objections were received with respect to the scheme and it is therefore considered that the proposal is unlikely to appear overbearing and any overlooking would have a nominal impact on the properties immediately adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would not result in any harm to the character and appearance of the Emsworth Conservation Area and would not result in any significant loss in amenity to neighbouring properties. It is therefore considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01109 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.

- 2 The external materials used shall be powder coated painted white galvanised metal.

Reason: In the interests of the amenities of the area and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. EX_01	Existing floor and elevations plan
Drg No. P_01	Proposed floor and elevations plan
Drg No. P_02	Location and block plan

Reason: - To ensure provision of a satisfactory development.