
Site Address:	5 Orange Row, Emsworth, PO10 7EL		
Proposal:	Revised dormer to rear elevation; removal of chimney to rear elevation.		
Application No:	APP/14/00847	Expiry Date:	13/10/2014
Applicant:	Mr Miles	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Daphney Haywood
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in the Emsworth Conservation Area in Orange Row which is accessed from South Street. Orange Row is a small, modern, courtyard style development with only 9 dwellings. No. 5 is located on the south side of the courtyard and comprises a two-storey terraced property backing onto, but set back from the harbour.

2 Planning History

APP/12/00923 Alterations to first floor fenestration on southern elevation comprising 2No. new Juliet balconies to replace existing box bay and single windows. Permit

3 Proposal

Revised dormer to rear elevation; removal of chimney to rear elevation.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

FAO Ms L Park / Mr S Lawrence, Chichester Harbour Conservancy- object to the initial plans.

The amended plan is much better, giving a more comfortable proportion of dormer window to roof surface. Still a shame that they wish to remove the chimney stack, but if that was constructed cosmetically, owing to intervening built form viewed from the harbour, the Conservancy hereby confirms withdrawal of its earlier objection dated 2 October 2014, subject to the new dormer windows being required to be lead faced by

planning condition.

Rights of Way Officer No comments received

Conservation Officer The loss of the chimney is not of particular concern. Changes to fenestration is a retrograde step but if visually confined would not be such as to substantiate an objection. Currently the dormers are inconsequential, echoing more traditional features in the conservation area, the visual impact appears to be limited but more intrusive if repeated on other houses in the close, thereby setting a precedent. The change to a large single dormer would have a negative impact and there may be a case to resist if the proposed larger dormer stands out as being distinctly different from what currently exists in principle public views. The amended plans for 2 dormers would have less impact and is the preferred approach, and whilst not encouraged may be difficult to resist at appeal as it reflects the current approach albeit at a greater scale.

Open Space Society no comments received

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: 05/09/2014

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 the Design and Effect on the Conservation Area
- (iii) Impact on neighbouring properties

(i) **Principle of development**

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

(i) **Appropriateness of the Design and Effect on the Conservation Area**

7.3 The application has been amended in respect to the roof alterations in that the proposed large single dormer has been replaced with 2 dormers. The current dormers are very modest in size and form a relatively inconsequential element of the roof. Comparing the south and north (courtyard) elevations of the existing dwelling a

conscious attempt appears to have been made in the design of these buildings to achieve a more restrained appearance to the more visually prominent public view from the Harbour, with the dormers in size echoing the more traditional features in the conservation area but designed in a more contemporary idiom. The dormers now proposed would be larger than the 2 existing dormers to be replaced, but less bulky than the single dormer initially proposed, and would sit well below the ridge line and in from the edges of the roof. As such they are considered to relate satisfactorily to the design and appearance of the dwelling, and to have limited impact on the character of the Conservation Area.

- 7.4 In respect to the loss of the chimney, whilst chimneys are often a distinctive element, contributing positively to the character of an area resulting in a presumption to retain, in respect to the current proposal this is not considered to be the case and the loss of the chimney is considered to be acceptable.
- 7.5 Regarding the proposed changes to the first floor fenestration, whilst the current design with its strong vertical proportions has merit, the proposed change reverts to the proportions of the original bay window in this position, and owing to the siting of the dwellings to the rear the visual impact is limited.

(iii) Impact on neighbouring properties

- 7.6 The existing dormers overlook the properties to the rear and whilst the proposed increase in size will result in scope for some additional over looking, this would be modest due to the relatively small increase in the level of glazing and the set back of the dormers, and the proposal is not considered to result in loss of amenity.

8 Conclusion

The application is not considered to result in detriment to the character of the Conservation Area, nor neighbouring properties and is recommended for approval .

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00847 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building and in particular the new dormer face and cheeks shall be externally finished in lead.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location and block plan Dwg P_02

Existing plans Dwg 100

Proposed floor plans, elevations and section Dwg P_01b

Reason: - To ensure provision of a satisfactory development.