

5 Orange Row

Statement to accompany amended plans 1 April 2020

The amended plans submitted include:

- Proposed floor plans drawing no. C9/0178/058
- Proposed elevations Drawing no. C9/0178/04A
- Site plan drawing no. C9/0178/06

The amended plans include:

- Reduction in depth of balcony by 150cm
- Addition of a 1.8m high obscure glazed screen along the western edge of the balcony
- removal of the balconettes from the second floor

The existing balcony is open sided and allows unrestricted views to the south, east and west of no. 5. The proposed balcony would incorporate a 1.8m high, obscure glazed screen along the full western edge of the balcony.

The site plan below (fig 1) has been annotated to demonstrate the extent to which the existing overlooking would be reduced by the introduction of a privacy screen. The light blue area shows the existing views which would be obscured by the proposed privacy screen. The proposed balcony and privacy screen would result in a significant reduction in the degree of overlooking.

The photographs in figs 4 and 5 demonstrate the overlooking from within windows at first floor level in the rear of no. 5 (to the rear of the existing balcony.) The views are unobstructed, but are at an oblique angle. The properties to the south (Sea View Cottages) are orientated to the south to maximise views over the sea, therefore windows in the north are small and less sensitive to overlooking.

Fig 1 Existing area of overlooking (shown in blue) which would be reduced by the introduction of the proposed privacy screen.



Fig 2 Views west from the existing balcony (to the rear/south of no. 6 and to the rear / east of no's 36-40 South Street) All of this view would be obscured by the proposed obscure glazed privacy screen along the western edge of the balcony therefore reducing the degree of overlooking.



Fig 3 Close up of image no. 1 showing precedent for large balconies overlooking the courtyard gardens



Fig 4 Existing views (at an oblique angle) to the south west (rear of no's 1-4 Sea View Cottages) from the first-floor window of no. 5



Fig 5 Existing views to the south of no. 5 (showing the rear of no's 1-6 Sea View Cottages). Photo taken from the first-floor window of no. 5



