

Heritage Team Response

Date – 24/1/2023

APP/22/001185 – 30 Bath Road, Emsworth

Background

The application site is located in Bath Road, which fronts onto the Mill Pond. It is located within the Emsworth Conservation Area. The site forms a mid-terrace, two-storey property, located on the corner of Bath Road and Watersedge Gardens, a residential cul-de-sac. The application site and the adjoining terrace date back to the C19 and are finished in a white painted render with similar fenestration openings. The properties have small front gardens or parking areas and terrace provides a pleasing degree of uniformity which is typical of Victorian terraces of this era.

To the rear of the terrace, three properties within the terrace have constructed dormer window extensions on the rear facing roof slopes. Most properties have single storey rear extensions and outbuildings at the rear of the gardens.

Proposal

Proposed replacement outbuilding following demolition of existing boat store, alterations to existing dwelling including removal of 1no. chimney, rear dormer window and replacement rooflights to loft.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its

significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Emsworth Neighbourhood Plan

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Heritage Appraisals

Officer Response:

The replacement outbuilding would comprise a new contemporary style building with a zinc roof vertical contemporary cladding. The replacement building would be higher than the existing structure however, given its obscured position at the rear of the garden and the presence of several other examples of outbuildings, there would be minimal impact on the conservation area.

With regards to the proposed alterations to the roof, I do have concerns. The dormer is very wide in that it would eradicate the main visual bulk of the roof slope and would be in comparison, significantly larger than the neighbouring dormers along the terrace, which are all set in.

Due to the width and position of the dormer, the original chimney stack would need to be demolished. This is of concern as this is a traditional architectural feature of a Victorian terrace and its loss would be harmful (albeit less than substantial harm) to the character of this section of the conservation area.

Overall, the dormer extension as proposed would not meet the test of Section 72 of the TCPA 1990, in that it would not preserve and enhance the special qualities of the conservation area. Furthermore, it would not accord with the relevant national and local planning policy and the Emsworth Neighbourhood Plan.

There is scope to have a dormer extension on the roof however, this would need to be reduced in size, which in turn should enable the chimney stack to be retained. I am happy to comment further on any amended plans if they are submitted.

Conclusion

OBJECTION

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24/1/2023