

Shared Heritage Services Team response

APP/21/00145

35 High Street, Emsworth

Proposal:

Loft conversion with front and rear dormer windows

Assessment

No. 35 High Street is a non-listed building which is located within the Emsworth Conservation Area. The property is one of a pair of symmetrical semidetached dwellings which sits within a terrace of properties of varying designs. No. 33 High Street to the south of the application site is a Grade II listed dwelling.

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.

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application site is one half of a pair of identical dwellings which have commercial units on the ground floor and residential accommodation on the first and second floors. No. 37 has a flat roof rear dormer window and a velux style roof light in the front facing roof elevation.

This particular section of the streetscene features a number of properties with front facing dormers. The majority of these are of a pitched roof design and subservient to the roofscape in which they are situated. No. 39 features a small flat roof dormer window on the front elevation for which there record for on the planning history for the site.

The proposal is for a conversion of the loft with a flat roof rear dormer window with a UPVc window and clad in slate. The front dormer would also be flat roof and feature lead cheeks and a timber frame window. The rear dormer would match in style and size with an existing dormer on No. 37 and therefore raises no objections.

However, the proposed front dormer raises concerns as follows:

- a) The flat roof design and size of the dormer is not visually subordinate to the existing roof slope
- b) The front dormer would unbalance what is clearly a symmetrical pair of dwellings and as a result, would not enhance the character of the conservation area.

Whilst it is recognised that there other front facing dormer windows in the immediate streestcene, these do result in the unbalancing impact on a matching pair of dwelling such as the application site and its immediate neighbour at No. 37.

I therefore advise that the front dormer window is removed from the application and replaced with a roof light window.

Conclusion – Holding objection subject to the submission of amended plans which remove the front facing dormer window.

15/3/2021