

Shared Heritage Services Team response

APP/20/01205

51 Bath Road, Emsworth

Proposal:

Proposed carport

The site is located at the southern end of Bath Road in Emsworth. Part of Bath Road fronts onto the Mill Pond however the site faces onto the properties on the east side of the Promenade. It is included within the boundary of the Emsworth Conservation Area. The site comprises a two-storey, detached property set back from the highway with a front, paved driveway.

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.

Assessment:

The proposed works relate to the construction of a new carport located forward of the front building line, within part of the area which comprises the existing parking area. The car port will open on all sides and would comprise a steel frame clad in oak.

Being located at the front of the site, the proposal would be visible from Bath Road however, it would still be set back within the site and partially screened by the existing boundary vegetation. The scale of the structure is subservient to the main house and the proposed materials are appropriate to the local vernacular.

With regards to the impact on the designated heritage asset, that being the Emsworth Conservation Area in this case, it is considered that the impact would be negligible.

Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion - No objection

3/2/2020