

Consultee Comments for Planning Application APP/20/01115

Application Summary

Application Number: APP/20/01115

Address: North Street House, 6 North Street, Emsworth, PO10 7DD

Proposal: Works to convert existing doctors surgery (E) to offices (E) plus erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3) following demolition of existing single storey extension. Associated parking and hard and soft landscaping.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Landscape Architect

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: harry.mitchell@havant.gov.uk

On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/20/01115 North Street House, 6 North Street, Emsworth, PO10 7DD

Conversion of existing doctors surgery to offices. Demolition of single storey extension and erection of a three storey building comprising of a retail unit at ground floor and two residential dwellings on the first and second storeys. With associated parking and hard and soft landscaping.

From a landscape perspective we have the following comments in relation to this application:

- We have no objections to the principle of the conversion of the doctors surgery into offices.
- We have concerns with the proximity of the proposed two storey building to the existing grade II listed building. From a landscape perspective the new dwelling is deemed to have a negative impact on the setting of the North Street House. At present the scale, height, and building materials are deemed to be contrary to the following built form strategies and guidelines as stated in the Havant Borough Townscape, Landscape and Seascape Character Assessment;
Pressure on the subdivision of larger historic properties into multiple dwellings, with increasing demand for car parking in the tight knit urban core, and the loss of authentic internal plan form, layout and architectural detail of important listed buildings

Conversion of existing vernacular buildings should be carefully controlled to prevent loss of local character

Any new development within, or adjacent to the historic core should be of a scale and massing in keeping with the historic precedent

The entrance to Emsworth from the east should be better defined with an improved building edge creating a defined gateway. Improvements also to the built edge adjacent the A259 should be considered

- We echo and support the comments of the conservation officer in relation to the loss of views of North Street House from the south due to the new extension. We also agree that a single storey addition may be achievable but this would need to be carefully considered and must not have a negative impact on the listed building or conservation area.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council