

Shared Heritage Services Team response

APP/20/00823

44 South Street, Emsworth

The site is located at the southern end of South Street in Emsworth Town Centre and within the Emsworth Conservation Area. It comprises a mid-terrace, two-storey cottage dwelling. It comprises a patchwork of brick and flint work on the ground floor and feature a pitched roof dormer window at first floor on the front elevation. The rear of the terrace and the application property is visible when looking back at the harbour foreshore. Two properties within the terrace feature small pitched roof dormers and the other at No. 42 features a small flat roof dormer. The application property has previously been extended at first floor level to create a flat roof extension with balcony area. The property is not listed but it is very close proximity to several listed buildings.

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.

The application is for the creation of living accommodation at roof level and the construction of a flat roof dormer window within the existing rear facing roof slope in materials matching with the existing dwelling.

In comparison to the traditional cottage frontage of the building, the rear elevation already appears more modern in comparison with the flat roof, first floor extension. The addition of a further flat roof element at a more visible roof level, is considered to result in a rear elevation which would be a complete contrast to the traditional front elevation and the remainder of the traditional terrace (albeit the small flat roof dormer on No. 42).

I suggest the design is amended to achieve a more traditional pitched roof dormer window which is more in keeping with the character of the property and the wider terrace and lower section of South Street. As submitted, the proposal does not meet the test to preserve and enhance the character and appearance of the conservation area and as such, cannot be supported at this time from a heritage perspective.

Conclusion – Objection.

3/11/2020