

Heritage Team Consultation Response

Application – APP/19/01215

Site - 45 Bath Road, Emsworth

Background

No. 45 Bath Road is a detached, chalet style bungalow property that is located within the Emsworth Conservation Area. This section of Bath Road is predominantly made up of interwar housing, which varies widely in design. They are included within the conservation boundary due to their position facing onto the Mill Pond.

No. 45 is more unusual in that it features an enclosed front garden area, instead of an open frontage and driveway like the neighbouring properties. The garden is enclosed by an attractive 1.8m high (approx.) flint wall with brick detailing. This is identified in the most recent Conservation Area Appraisal as an attractive feature within the area, worthy of retention.

Approval was granted under APP/19/00567 for:

- Single storey extensions with alterations to existing dwelling; installation of flue on north elevation.

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.

Proposal

Single storey extensions with alterations to existing dwelling. Revisions to APP/19/00567 including fenestration changes, re-profile of porch roof and re-siting of flue.

Assessment

The proposed changes mainly relate to fenestration, with a minor change to porch roof and resiting of the flue. Overall the changes are considered to be relatively small in scale and will not significantly affect the modernisation of the property approved under APP/19/00567.

Overall it is considered that the proposal would accord with the relevant national and local planning policy in that it would preserve and enhance the character and appearance of the conservation area.

To conclude the use of good quality materials will be key to the successful integration of these proposals. As such the following conditions should be attached to any permission given.

- Material samples to be submitted

Rachael McMurray – 21/1/2020