

Shared Heritage Services Team response

APP/20/00496

40 Bridgefoot Path, Emsworth

Proposal:

Demolition of existing conservatory, erection of single storey rear extension and proposed loft conversion to include 3No. skylights.

The site is located in Bridgefoot Path in Emsworth, fronting onto the Mill Pond and is included within the boundary of the Emsworth Conservation Area. The site comprises a end of terrace two-storey property of brick and tile construction. The property backs onto the South Street car park.

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 proposed works relate to replacing the existing conservatory with a new, slightly smaller footprint extension and a conversion of the loft space with new roof light windows and a side facing casement window.

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. The proposed works would be located at the rear of the property and not be highly visible from the public realm of the conservation area. Furthermore, the replacement extension would result in an enhancement of the property and the materials are considered to be appropriate for use in the local area. 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

14/7/2020