

Consultee Comments for Planning Application APP/19/00799

Application Summary

Application Number: APP/19/00799

Address: 47 Bath Road, Emsworth, PO10 7ER

Proposal: Single storey rear extension, single storey front extension under existing balcony, removal of single storey structure to side elevation and replacement with car port, revised pitch to existing garage roof, revised fenestration and revised driveway (revision to approved permission APP/19/0026)

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Heritage Team

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

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On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer No objection

47 Bath Road is a detached property that is located within the Emsworth Conservation Area. The site by virtue of its position so close to the Mill Pond is particularly prominent.

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 proposals include several elements which are discussed below:

Car Port

The existing entrance structure along the northern elevation is to be removed and replaced with a car port structure with pitched roof canopy supported on oak posts. Overall, the design of the building is neat and appropriate for the site, with timber cladding and suitably sized openings. There will be a slight increase in the height and footprint of the garage but as stated above I believe the design and orientation of the building has largely overcome this.

Revised ground floor layout and garage conversion

The ground floor proposal includes additional habitable accommodation with conversion of the

garage but also with extending under the front and rear balconies along with a small rear extension extending past the balcony as a single storey flat roof extension. I am of the view that these proposals are of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

Revised Fenestration

Various revisions are proposed to the fenestration. New doors and windows are proposed for the new openings and all existing windows and doors will be replaced. These proposals are all in keeping with the existing dwelling and would therefore not harm the character of the conservation area.

Revised Driveway

The new layout is similar to that when the building was a bungalow before works were undertaken in the 1990s. The works appear to enhance the appearance causing no harm to the conservation area.

Revised roof to detached garage

The existing shingle tiles to the detached garage are to be replaced with plain tiles to match the dwelling. In order to allow for matching plain tiles the roof pitch needs increasing, which in turn will raise the roof by approx. 300mm. This height increase is considered minimal and as having no impact on 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 condition should be attached to any permission given.

- Material samples to be submitted