

Senior Conservation Officer – No objection

Date of response: 29/7/201

### **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.

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**

Side extension incorporating mezzanine floor; alterations to existing dwelling; installation of flue on north elevation.

### **Assessment**

The side extension would be to the north elevation, adjacent to No. 44 Bath Road. It would bring the front elevation on this section slightly closer to the front boundary with the highway, however this would mainly comprise an open veranda. The roof height of the side extension would be greater and as a result, the property would no longer appear symmetrical on the front elevation. The smaller extended section on the front elevation would also be altered to remove the existing kitchen area and include a further veranda.

The materials would be updated to include horizontal timber cladding, modern fenestration / glazing and slate roof tiles.

Overall, the existing property (not including the front boundary wall) is considered to be of low architectural merit. The proposals would introduce a contemporary remodelling of the property. This is not uncommon on this section of Bath Road with contemporary designs evident at No's 48 and 50 on a larger scale.

It is considered that although the increase of roof height to the forward projecting northern section would unbalance the symmetry of the dwelling, this would not be overly harmful given that the overall improvements to the property would enhance its appearance with the streetscene and visual context of the conservation area. Also, the increase in height is not so significant that the unbalancing effect would be highly noticeable, given that the property is set so far back into the plot. 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