

Consultee Comments for Planning Application APP/19/00395

Application Summary

Application Number: APP/19/00395

Address: 23 Bath Road, Emsworth, PO10 7EP

Proposal: Single storey front extension with porch and relocation of front door; new veranda to rear elevation and new dropped kerb to Waters Edge Gardens.

Case Officer: Karen Wooden

Consultee Details

Name: Consultee Heritage Team

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

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer No Objection

23 Bath Road is a two storey detached house that is located within the Emsworth Conservation Area. The property has a slate roof with white rendered walls.

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 single storey front extension is 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. As part of the works to the front door of the house is to be centralised therefore restoring the position of the original front door. This will positively enhance the appearance of the building.

The rear alterations are largely out of view from the conservation area. The proposed veranda appears to be of an appropriate size and design and does not overly dominate the elevation. Sliding doors of a modern style are to be installed in the rear elevation. I believe the size and design of the windows slightly jars with the character of the building. Nonetheless, the rear elevation is a modern extension built in 2006 and the windows will not be visible from public vantage points within the conservation area. Therefore, on balance I accept that the windows are acceptable in this instance.

Conditions:

Materials to match

Rooflight details to be submitted (ensuring conservation style)