

Consultee Comments for Planning Application APP/18/00968

Application Summary

Application Number: APP/18/00968

Address: 8 Stanley Road, Emsworth, PO10 7BD

Proposal: Proposed first floor garage roof loft extension; dormer window and rooflights.

Case Officer: Emma Chisnall

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

Site

The application site is a modern three storey townhouse and attached double garage with a brown tiled pitched and barn hipped roof and elevations of red multi-brick, situated in a private road in Emsworth Conservation Area, backing on to Emsworth harbour. The site is level and there is open vehicular access with block paving to the front of the double garage and a small front garden area consisting of paving and shrubs enclosed by a 1 metre high wall.

The adjoining three storey semi-detached property of a similar age and individual style and design lies to the east and a two-storey detached dwelling in John King Shipyard lies to the west. A terrace of older style properties and the side aspect of a block of three garages are opposite the application site. The area is of medium density with a mixture of a small development of modern two and three storey detached, semi-detached and terraced dwellings and older two storey detached, semi-detached and terraced properties of individual age, style and design.

Assessment

The proposals seek to raise the height of the existing garage to allow for further residential accommodation within the roofspace. From public vistas to the front I feel the proposed height would not appear overly bulky and would maintain subservience in regard of the main dwelling. The barn hip of the garage will also be maintained which helps integrate the appearance. The rooflights are of a conservation style and are of a size that ensures they sit comfortably on the roofscape.

To the rear it is proposed erect a dormer window and a contemporary flat roof addition that allows discrete views of the harbour. The dormer window will not be visible from any public vistas and only glimpse views of the contemporary addition will be possible if standing on the shoreline when the tide is out or on a boat. Following comments at the pre-application stage the dormer window has been refined to reduce the bulk of the roofline. Materials will also be crucial and should include lead for the flat roofs and elevations.

Given the position and design of the extension it is not considered that there will be any significant impact on the wider conservation area.

Conditions:

- Materials to match existing
- Rooflights details to be submitted