

Consultee Comments for Planning Application APP/18/00239

Application Summary

Application Number: APP/18/00239

Address: 34A South Street, Emsworth, PO10 7EH

Proposal: 1No. dormer to front elevation (to replace existing smaller dormers).

Case Officer: Bee Crawford

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 Objection

34a South Street Road is a non-listed building that is located within the Emsworth Conservation Area. The property is one of a pair of symmetrical semi-detached dwellings.

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.

I have concerns regarding the large dormer that is proposed to the front. Due to its location to the front of the property and the symmetrical nature of the buildings a new larger dormer would be particularly prominent. My concerns largely relate to the size and design of the dormer which will appear as an ungainly and intrusive element on this publicly visible roof slope that will unbalance the symmetrical appearance of the dwellings. I believe the scale and design of the dormer is detrimental to the overall character and appearance of the conservation area and the character of the building and as such I would recommend on this basis that the application is refused. Although some dormers exist in the area, these are small scale in scale (like the existing dormers) and are not visually prominent.

Refuse:

The proposed dormer, by reason of its siting, scale and bulk would result in an over-dominant form of development that would be detrimental to the appearance of the existing building and would detract from, rather than preserve or enhance, the character and appearance of the Emsworth Conservation Area.