

Consultee Comments for Planning Application APP/18/00498

Application Summary

Application Number: APP/18/00498

Address: 12 Bath Road, Emsworth, PO10 7EP

Proposal: Proposed front entrance porch, single storey rear extension and pitched roof dormer to front elevation.

Case Officer: Tina Pickup

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 comments

The application site is within the designated Conservation Area.

Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that, with respect to any buildings or land within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The single storey rear extension and front porch are of a design and size that would not cause any adverse impact on the character of the Conservation Area. They are also in keeping with existing property and would not appear overly dominant.

The addition of a dormer to the front elevation is not ideal within the context of the conservation area. However, it is clear from the application that the neighbouring property has been historically allowed to construct what is an incongruous and large flat roof dormer. Nonetheless it is clear in the Planning (Listed Buildings & Conservation Areas) Act 1990 that special attention should be paid to preserving or enhancing the character of the conservation area. Although the large flat roof dormer is an example which should not be replicated, particularly in view of current design policies, it would be difficult to justify a refusal for a structure which is smaller in size and of a better design. It is also located on a mid-terrace property which does not further unbalance the appearance of this group of dwellings.

It should be stated that I am only not objecting due to the mitigating factors outlined above. This is something that would normally be resisted and as such any further dormer windows in the immediate area are unlikely to be considered acceptable.

Condition:

Material Samples to be submitted (including roof materials and external facing of dormer)