

Consultee Comments for Planning Application APP/17/01107

Application Summary

Application Number: APP/17/01107

Address: 16 Bridgefoot Path, Emsworth, PO10 7EA

Proposal: Loft conversion to include front and rear 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 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 rear flat roof dormer is not an ideal design. However, due to its position on the rear of the roof slope it would not be highly visible from the street scene or the view of the conservation area. A precedent of flat roof dormer windows has already been set in the past and two are in clear view on the adjacent property at No. 5 School Lane and the next door neighbour at 15 Bridgefoot Path. Although these are not examples which should be replicated, particularly in view of current design policies, it would be difficult to justify a refusal for a similar structure which is by no means anywhere near as visible, if at all, from the street scene. It is therefore not considered that the rear flat roof dormer would have an adverse impact on the visual amenity of the street scene or character of the conservation area.

Although small I would also normally try to refrain from allowing a flat front roof dormer. However, as with the rear dormer other examples of small front dormer windows have been granted permission in the area and as such I have no objection.

Condition:

Material Samples submitted for roofing materials and external facing.