

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 Chichester Harbour Conservancy

Address: The Harbour Office, The Street, Itchenor PO20 7AW

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

16 Bridgefoot Path, Emsworth

APP/17/01107 Loft conversion to include front and rear dormers

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation Objection.

Following a site visit made 31.10.17 and having regard to the Policy framework* below, the design of rear dormer, when viewed from School Lane is considered to be too large/wide.

Notwithstanding a similar sized dormer window at No. 15 Bridgefoot Path, which is largely screened by the roof to the rear projection of No.s 15/16, the proposed rear dormer would be highly visible and could present a precedent for owners of No. 17 to follow suit with a similar inappropriate design.

Attractive red brick/clay tiled terrace of dwellings facing the Mill Pond and whose rear elevation is clearly visible when walking down School Lane, within the Emsworth Conservation Area.

There are a variety of dormer windows in the area, including No. 15. Somewhat unusually, the front dormer to No. 15 sits underneath the lowest brickwork of a chimney stack on the roof, but is at least central under that feature and vertically aligns with fenestration beneath it. (It is noted that Living Space have not properly recorded the bay window within the drawings prepared). I note from 07/71887/001, the original intention would have been to have greater separation between the front dormer roof and bottom of the retained chimney. It would seem 07/71887/001 was partly implemented as the front bay window has been built out.

Under APP/10/01022, the design of the front dormer was altered and showed the chimney stack removed. Whilst the height of the front dormer seems to be as approved under APP/10/01022, the chimney was not removed and results in a strange juxtaposition between itself and the dormer (further amended plan (PL01 Rev A) is noted on the webpages though showing the chimney retained, the dormer not centrally aligned under it and the width of the rear dormer reduced. APP/10/01022 also consented the rear dormer. The case officer report is not on-line so it is difficult to understand how the rear dormer was reasoned acceptable, being as permitted development rights for dormers do not apply in Conservation Areas.

The proposed front dormer at No. 16 would not vertically align under the chimney stack, but would at least align vertically with the central line of fenestration beneath it. The application form says the applicant is seeking to match the fenestration of No. 15s dormer window in white UPVc materials. As the terrace is wholly in UPVc, there can be little objection to that material. Use of a lead roof and plain clay tiles to the dormer cheeks is also supported.

It is concluded that the rear dormer works would neither preserve nor enhance the character and appearance of this part of the Emsworth Conservation Area and thus detract from the natural beauty of this part of the Chichester Harbour AONB.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Harbour Office,
The Street,
West Itchenor,
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*Policy framework

NPPF: paragraphs 14, 17, 56-58, 60, 64, 115 and Section 12;
NPPG: ID8, ID18a, ID21a, ID26;
Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS16, DM8, DM9;
Havant Borough Local Plan (Allocations) 2014 - AL1, AL2, DM20;
Consultation draft of the Emsworth Neighbourhood Plan (2017) H1, H2, D1, D7.
Chichester Harbour AONB Management Plan 2014-2019: BD1, HE1;
CHC Planning Principles 01, 03;
Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions;
Borough Design Guide;
Emsworth Conservation Area CACA & Management Plan ;

Emsworth Design Statement

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