

Please find my comments regarding the above application below:

This property lies within the Emsworth Conservation Area. It is not specifically identified as a locally listed building but is a distinct feature in the local townscape and makes a positive contribution to the character and appearance of the conservation area.

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.

The building is a single storey building and As the name suggests the property was formerly An Old School House prior to being converted to a dwelling. The building has largely retained its character from its previous use and is also located in a prominent position within the Conservation Area.

It is my opinion that the proposals have the potential to remove some of the character of the this building which is not just important within the townscape but also locally. The rather large and bulky dormers put forward have the potential to harm the architectural qualities of this building and are therefore not considered acceptable. I would recommend the application is amended to allow for smaller (cottage style windows) that would reduce the bulk on the sensitive western aspect of the building.

As it currently stands I cannot support the application.

Many Thanks

Pete

Peter Fellows
Principal Conservation Officer