

Consultee Comments for Planning Application APP/17/00584

Application Summary

Application Number: APP/17/00584

Address: 12 Bridgefoot Path, Emsworth, PO10 7EA

Proposal: Proposed alterations of fenestration to front elevation.

Case Officer: Bee Crawford

Consultee Details

Name: Consultee Heritage Team

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On Behalf Of: Conservation Officer

Comments

Conservation Officer Objection

Number 12 and 13A Bridgefoot Path are a pair of mirror image Victorian cottages fronting the water. They are constructed of red brick with slate roof with white painted lintels over the windows and doors. The property sits within the Emsworth Conservation Area, it faces east over looking the Mill Pond as is within the identified key view of the Conservation Area Appraisal map, in fact Town Mill Pond (Bridgefoot Path and Bath Road) form one of the main character areas within the conservation appraisal.

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 character of the properties along Bridgefoot Path as stated in the submitted Design and Access Statement is of mixed small residential cottages with the exception of the un-sympathetic front extension to the neighbouring property (number 14) all the properties have a traditional sized and scaled windows. Importantly the other pairs of semi detached dwelling can be read as pair as they kept a certain level of balance through maintaining the symmetrical distribution of apertures for windows and doors.

This proposal is for the replacement and significant enlargement of all the windows on the front elevation. This is contrary to the prevalent traditional cottage style. In doing so the scheme removes important character detailing of the painted stone lintels over the windows and doors that also key to the character of not only the application property but also the other properties within the Emsworth Conservation Area over looking the Mill Pond. The proposed removal of front door

to number 12 is felt to unbalance the frontage of the pair of dwellings and place it at odds with other properties in the road.

The size of the proposed windows is clearly out of keeping with the properties in the road, whilst number 14 next door does have large windows at ground floor on a front extension. These are not sympathetic and I see no justification to allow further un-sympathetic development at the expense of the character of the Conservation Area as it would be at odds with section 72 of the Listed Building and Conservation Area Act 1990.

The Conservation Area Appraisal management plan for Emsworth states that any changes to a building in the conservation area should be sympathetic to the original design, scale and materials of the building, particularly if a listed building or identified as a building of local interest. Whilst the property and the adjoining property are not on the list of local interest the Conservation Area Appraisal identifies the vast majority (including numbers 12 and 13A) as being Important Wall (buildings) on the Emsworth Character Appraisal Map. Therefore I have to attribute weight to the aesthetic values of this property and the importance it contributes to the character of the Emsworth Conservation Area.

The NPPFs core planning principles require planning to conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations as well as seeking to secure high quality design.

It is not felt that the proposed design meets paragraph 131 of the NPPF in that the application does not enhance the significance of the Conservation Area and neither does it make a positive contribution to the local character and distinctiveness and therefore the proposal also fails to meet the requirements Policy CS11 of the Havant Borough Council Local Plan which states in in part four of that policy that planning permission will only be granted for development that protects and where appropriate enhances the boroughs statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation area, listed buildings, schedule ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.