

Consultee Comments for Planning Application APP/18/00022

Application Summary

Application Number: APP/18/00022

Address: 12 Harbour Way, Emsworth, PO10 7BE

Proposal: Change of windows from UPVC to aluminium framed, change of tiled hung elevations to cedar cladding and update of first floor balcony balustrades to glass and metal postings.

Case Officer: Karen Wooden

Consultee Details

Name: Consultee Heritage Team

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On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer No Objection

12 Harbour Way is situated within the Emsworth Conservation Area and comprises a three-storey, end of terrace property. The terrace is formed of three dwellings arranged in a staggered pattern. Each dwelling has green peg tile cladding on the front elevation.

The proposal is to replace the tile cladding to the property with Cedar cladding. It is considered the changes to materials would update the look of the property and timber weather boarding is a characteristic of several properties in the conservation area which are close to the harbour. The change to materials would alter the existing uniformity of the terrace. However, 52 King Street and 56 King Street which are similarly design properties (located nearby) have already altered to different styles of weatherboarding. Also, the area has a particularly mixed style anyway. It is therefore not considered that the changes proposed are so significant, that No.12 Harbour Way would appear incongruous.

The proposals to the windows will not require permission as this would normally fall under permitted development. Nonetheless a change from UPVC to aluminium is supported.

It is also proposed to update the current timber first floor balcony balustrades to glass and metal. Again, this is style of balustrading has already been adopted by other properties within the immediate area. It is also my consideration that the alterations would not look out of character on this style of property.

Overall it is considered that the proposals would not have an adverse impact on the visual amenity of the street scene or the character of the conservation area.

No Conditions