

Consultee Comments for Planning Application APP/17/00102

Application Summary

Application Number: APP/17/00102

Address: 10 Bath Road, Emsworth, PO10 7EP

Proposal: Single storey rear extension (revision to plans approved under APP/16/00626); loft conversion, including two front velux roof windows, rear flat roof dormer and replacement chimney.

Case Officer: Harriet Pitney

Consultee Details

Name: Mr John 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 No Objection

10 Bath Road is an end of terrace property of brick and render finish to the first floor, with a slate roof. To the front of the property there is a two storey bay and a porch with a pitched roof. The property is separated from the next terrace by a shared access.

The property sits within Town Mill Pond (Bridgefoot path/Bath Road character sub area of the Emsworth Conservation Area. The Conservation Area boundary runs along the bottom of the gardens of Bath Road. The property over looks Mill Pond to the front, and the telecommunication building on Warblington Road to the rear.

The principal of an extension to the rear has already been established under application APP/16/00626. The only change to the extension is that the roof will now be a lean-to rather than flat roofed. This will preserve the appearance of the host dwelling and as such I have no objection. It is also proposed to constructed a dormer window to the rear roof slope. There a number examples of flat roof rear dormer windows along dormer windows so this will not set a precedent. It will also not be visible from any public spaces within the Conservation Area and is therefore considered acceptable.

An additional roof light is also show to the front elevation. As long as this is of a conservations style I would have no objections.

Conditions:

Same as previous permission given.