

Consultee Comments for Planning Application APP/17/00595

Application Summary

Application Number: APP/17/00595

Address: 4 King Street, Emsworth, PO10 7AZ

Proposal: Listed Building Application for single storey rear extension.

Case Officer: Bee Crawford

Consultee Details

Name: Consultee 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

Site

4 King Street is Grade II listed and dates from the early 19th century. The property is also located within the Conservation Area.

Heritage Policy Context

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

Assessment

The proposed two storey extension is of a design, scale and form of that is appropriate to the character of this historic dwelling and the surrounding area. In particular the height of the single storey extension retains a respectful height to the main house.

Internally the changes proposed are appropriate and would not adversely harm the historic fabric

or the character of the dwelling. The extension is therefore considered appropriate as it will not adversely affect the architectural or historic interest of the building or the character of the conservation area.

Given the position and design of the extension it is not considered that there will be any significant impact on the wider character of the area.

Subject to the following conditions the proposals appear to be appropriate.

Conditions:

- 1) Material samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted
- 3) Guttering and downpipe details