

Consultee Comments for Planning Application APP/17/00187

Application Summary

Application Number: APP/17/00187

Address: 11 Bath Road, Emsworth, PO10 7EP

Proposal: Single storey rear extension; pitched roof to front porch; removal and replacement of existing roof tiles; addition of rooflight to northern (side) elevation; removal of existing chimney, erection of GRP chimney with brickslips.

Case Officer: Bee Crawford

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer No Objection

11 Bath Road is an end of terrace property of brick and render finish to the first floor, with a asbestos tile roof. To the front of the property there is a two storey bay and a porch with a flat 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 with the telecommunication building on Warblington Road to the rear.

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 single storey rear extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. As the extension is set to the rear the impact on the wider street scene and public view points is negligible. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

The proposed Porch is also of a design that will ensure that it sits comfortably on the front of the dwelling.

False chimney. The objective here is to provide a durable realistic chimney substitute. The pictorial image is encouraging and false chimneys are now employed in new build construction. These are realistic because they are clad in true brick slips which are also proposed in this instance. As such I have no objection and believe the proposals will preserve the character of the conservation area.

Conditions:

Materials samples for roof and extension