

Consultee Comments for Planning Application APP/17/00312

Application Summary

Application Number: APP/17/00312

Address: 22 Bath Road, Emsworth, PO10 7EP

Proposal: Demolition of existing front porch and erection of replacement porch.

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

Conservation Officer No objection

22 Bath Road sits within the Emsworth Conservation Area overlooking Mill Pond. The property is located on a corner plot and constructed of brick with slate roof with render to the original first floor part of the dwelling. The view across Mill pond from Bridge Footpath forms a key view identified within the Conservation Area 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 current porch is a brick built construction with a shallow pitch hipped roof of slate with red ridge tiles. The proposal would see this replaced with a porch of a similar footprint but with a steeper pitch with a gable above the door.

The appearance would replicate that of the neighbouring property number 21 and elsewhere along Bath Road. The appearance is less dominant than the existing brick structure due to the introduction of windows either side of the door and in the side elevations. The detailing in the gable is a welcome feature as it ties in with other properties with the road with similar porches.

It is therefore deemed that this proposal will not have an adverse impact on the setting and character of the Conservation Area.