

APP_16_01278

70 West Street, Havant

Conservation Officer Comment

Number 70 West Street is located within the Black Dog Conservation Area. The property has a former shop frontage and accommodation to the rear and above. The property is constructed of red brick with yellow quoins and a tile roof with a projecting bay window at first floor level and a small dormer to the front.

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 proposal is to replace a single storey rear extension, alterations to fenestration and replacement front wall.

At the front it is proposed that the wall at first floor level be taken back 1 metre from the pavement creating a recess under the upper floors. Whilst this creates a sense of space to the front of the property it is out of keeping with the rest of the street scene which is very much town houses or retail fronting directly onto the pavement.

The four pane window to the ground floor is in keeping with other residential properties in the street however this attention to detail has not been extended to enhance the window at first floor.

To the rear the two flat roofed extensions are replaced with a pitched roof extension that allows for a small garden area to the rear over what was formally the dining room. The change from a flat roof to a pitch roof is an improvement to the overall look of the property, viewed from the north this roof line may just be visible from the retail park but does not harm the setting or character of the Conservation Area.

The loss of the chimney to the rear is deemed not to be detrimental to the aesthetic of the building of the Conservation Area as it is not seen from the primary elevation to the south.

Conditions

Materials to match existing

Window details