

Heritage Team Response

Date – 4/2/2022

APP/21/01402 – Rear dormer window

Proposed development - 18 Kings Terrace, Emsworth

The Site

The application site is located in Kings Terrace, which is a modern development located within the Emsworth Conservation Area boundary. It is located to the rear of the High Street. The site comprises a mid-terrace, two-storey property of modern design. There is a single storey extension to the rear.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

Proposal:

The proposal is for a flat roof rear dormer window. The window would be set centrally within the roof slope.

Assessment:

Whilst the design of the dormer features a flat roof, it is subservient in scale to the main roof and would be constructed from matching materials. As the application site backs onto the rear of a commercial development on the High Street, the rear elevation is not visible in the wider context of the conservation area. As such, the flat roof design would not be highly visible. Given that the dormer is subservient and discreet in nature, the resultant harm to the conservation area would be negligible.

Overall, the proposals would meet the test of 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.

Conclusion

No objection.

Rachael McMurray

Senior Conservation Planner

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