

Heritage Team Response

Date – 4/2/2022

APP/21/01394

Site – 5 Stanley Street, Emsworth

Proposed development:

Demolition of existing garage, construct single storey side return, first floor rear extension, dormer roof extension, and re-build the garage

The Site

The application site is located in Stanley Road which is located within the Emsworth Conservation Area. It forms part of a traditional short terrace row and the end of King Street. The application site comprises a brick built dwelling with a clay tile roof and a front facing rear dormer window. There are two single storey extensions located at the rear of the property. Other properties along the terrace have also been extended at the rear. The application site also includes a detached garage at the end of the garden which is accessed from King Street.

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 the construction of a single storey side return with rooflights on the side mono-pitch roof. It also includes a first-floor rear extension over the existing GF bathroom and a small flat roof dormer on the rear roof elevation. The existing garage would be rebuilt with a fully glazed elevation facing onto the house.

Assessment:

The proposed works to the rear elevation are considered to be subservient and in character with the main house and the building line of the rear of the terrace row, which is visible from part of King Street. The first-floor extension would match in height and scale to the one already in situ at No. 7 Stanley Road and the dormer window would match with one in situ at No. 3. The single storey extensions would visually improve the existing arrangement, including new critical windows. It is noted that matching materials (brick and roof tile) are proposed which is supported.

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.

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