

HERITAGE STATEMENT – 3 Pelham Terrace Emsworth

Proposed Dog Shower in Garage

Application Site

The site comprises a semi-detached house plus one of four domestic garages under a modern flat within the Emsworth Conservation Area. It was constructed in the 1980s as part of two estates in an area of backland behind the historic buildings of High Street enclosed by the Short Bypass of the A27 (Now A259) constructed in about 1970 and bounded by the Ems to the East.



The Proposal

The garage is leased by the applicant who owns the Freehold of 3 Pelham Terrace and wishes to install a dog shower in the rear of the garage as a permanent feature. The shower would reduce the space for parking a car within the garage to less than the usual 4.8 metres with the door closed.

Pre-App

From the Pre-App it was found as anticipated that the original permission specifically requires that both the garage and the parking space remain available and conversion of the garage to habitable space as a whole or by sub-division as sought was not permitted without further application.

The Application

This application seeks permission to reduce that space but without subdivision on the basis that it is still possible to park two long cars in the garage and parking space if that should ever be needed, albeit by leaving the door open. If a large car such as the Mercedes shown were to be parked fully forward within the garage, the car door would hit the pier, an almost universal design flaw and the other long car believed to be a Ford Galaxy, is too wide to fit practically in UK garages, which are only suited to moderate sized cars, i.e. those that are unlikely to be 4.8m long.

Appearance

Other than leaving the garage door open if used for parking the only change in external appearance would be a 100mm domestic extract fan in the wall facing the applicant's house to control moisture levels from the shower.

Heritage Location

Although the rear gardens do back onto a listed building, the proposal fronts Pelham Terrace and does not affect the setting of the Listed Buildings in the High Street or the local buildings of interest in Spring Gardens.

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