

Consultee Comments for Planning Application APP/16/00960

Application Summary

Application Number: APP/16/00960

Address: 66 Bath Road, Emsworth, PO10 7ES

Proposal: Erection of detached garage and potting shed following demolition of existing garage; single storey rear extension; extend porch; new brick wall and entrance gates to west boundary; extend flood defence wall to north and east boundary.

Case Officer: Tina Pickup

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

Principal Conservation Officer No objection

66 is an attractive detached property that is located within the Emsworth Conservation Area. The site by virtue of its position so close to the Mill Pond is particularly prominent.

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 existing garage is a modern construction possibly built in the 1960s. Whilst the garage is a modern structure its design and scale ensures it sits fairly comfortably into its surroundings. I therefore determine that the existing structure has a neutral impact on the character of the area. Subject to an appropriate replacement I would therefore not resist the demolition of the existing garage.

The proposed replacement garaging is larger, with space internally for a car and a potting shed. From the plans provided the structure does not appear to be visually intrusive and therefore would not harm the character of the conservation area. Overall, the design of the building is neat and appropriate for the site, with timber cladding and suitably sized openings. There will be a slight increase in the height and footprint of the garage but as stated above I believe the design and orientation of the building has largely overcome this.

The single storey rear extension is of a design and size that would not cause any adverse impact

on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

The existing porch is of no particular architectural or historic merit and whilst not unsightly its alterations would not seem inappropriate. The design and scale of the replacement porch appears to show that it will sit comfortably on the front of this building and would not be out of place within the conservation area.

To conclude the use of good quality materials will be key to the successful integration of these proposals. Ideally the cladding on the garage would be allowed to weather to a natural silver grey.

Conditions:

- Material samples to be submitted
- Details of windows 1:20 elevations & 1:5 sections