

10 bath Road, Emsworth, PO10 7EP

Conservation Officer No objection subject to conditions

10 Bath Road is an end of terrace property of brick and render finish to the first floor, with a slate roof. To the front of the property there is a two storey bay and a porch with a pitched roof. The property is separated from the next terrace by a shared access.

The property sits within Town Mill Pond (Bridgefoot path/Bath Road character sub area of the Emsworth Conservation Area. The Conservation Area boundary runs along the bottom of the gardens of Bath Road. The property over looks Mill Pond to the front, and the telecommunication building on Warblington Road to the rear.

The proposal is for a porch with pitched roof to the front and an extension to the rear with a hidden pitched roof behind a parapet wall with two roof lanterns.

These comments address the impact on the Emsworth conservation Area and not planning issues.

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 significant view of the property from within the Conservation Area is of the front elevation from the waters edge and across the Mill Pond. The Emsworth Conservation Appraisal identifies the fronts of the properties in Bath Road as being important. The only change to the front elevation is the construction of a new porch. The proposed design for the porch is in keeping with other properties on Bath Road. No details for materials and finishes to the porch have been given these will need to be conditioned. The porch does not harm the characteristics or views from within the Conservation Area.

The addition of the extension to the rear of the property is a significant change however the extension is not visible from any public space within the Conservation Area and does not affect the view into the Conservation Area and so is not harmful to the Conservation Area. I would suggest that introduction of Aluminium finish sliding/folding doors to the rear extension would be out of keeping with the windows to the first floor. The render finish to the extension is in contrast to the brick of the first floor however it picks up the render to the first floor at the front.

Condition:

Materials to match for brickwork.

Materials to be submitted for porch

Note:

There is no mention of the treatment of the low boundary wall to the front of the property that abuts the share rear access.