

Consultee Comments for Planning Application APP/16/00511

Application Summary

Application Number: APP/16/00511

Address: Kepple Lodge, 5 West Street, Emsworth, PO10 7DX

Proposal: Listed Building Consent for removal of section of boundary wall and creation of parking bay in rear garden.

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

Keppel Lodge is a Grade II listed dwelling that dates from the 18th century. It is also located within the Emsworth Conservation Area. The Wall which is subject of this application is a curtilage listed structure and is a prominent feature in the street scene. Parking is currently limited to a poorly sized garage to the rear of the site. Cars appear to largely be parked on the street which appear to fall short of the needs of the properties.

The creation of an access and parking area would be marked alteration to the wall and the street scene and could be viewed as contrary to the prevailing character. However, I can see the practical need and desire for on-site parking and it does appear that what has been illustrated is probably the best available option. Whilst the scheme would still have some negative impact it does appear that the applicants have tried to minimise this as much as possible with the following aspects in particular:

a) The access involves removal of a section of wall which appears to have the least historic significance. When compared to other possible solutions it has the least impact on parts of the wall that are of greater significance.

b) No alterations are shown to any other section of wall.

To conclude if the application remains in this form I would be happy for the scheme to be permitted. Whilst there would be some harm to this curtilage listed structure it is of a level that I would deem to be acceptable to allow for the provision of parking.