

Consultee Comments for Planning Application APP/16/01161

Application Summary

Application Number: APP/16/01161

Address: 31 East Street, Havant, PO9 1AA

Proposal: Single storey rear extension; new third floor with new pitched roof; porch to front.

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

31 East Street is a non listed building that is located within the St Faiths Conservation Area. The building dates from the 1930s/40s which would have replaced an earlier building on the site. The brickwork to the front façade was also replaced in 1999/2000 when the building was converted from a retail unit to residential.

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.

In line with Policy CS16 which advises that new development should respond to local distinctiveness and Policy CS11 which advises that development should protect and where possible enhance heritage assets. The proposal roof has a traditional pitch which would be in keeping with the historic character of the streetscene. The proposed building would be of an appropriate height, achieving a vertical emphasis which is characteristic of this part of the conservation area and results in a building which forms a cohesive flow with the juxtapositions of the existing urban grain. The form, design and materials of the proposed dormers relate suitably to the existing dwelling. Overall the proposal works to the roofline are considered to not result in an adverse impact on the visual amenity of the streetscene or the character of the conservation area.

The single storey 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. For both the extension and alterations to the roof materials will be key to the success of the scheme. A condition requiring sample materials to be submitted will therefore be necessary

From my perspective, I am content we have a workable scheme. The manner of execution and detailing will be crucial. I recommend that planning permission be granted subject to the following conditions.

1. Material Samples

2. No work shall start on site until details to a scale of not less than 1:20 elevation of the new dormer windows and their decorative finishes, have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason - In order to safeguard the character of the host dwelling and the surrounding area .