

Consultee Comments for Planning Application APP/16/00685

Application Summary

Application Number: APP/16/00685

Address: 3 Fairfield Terrace, Fairfield Road, Havant, PO9 1BA

Proposal: Alterations to existing rear extension to include a new roof, roof light and glazing.

Demolition of a garage within St Faiths conservation area.

Case Officer: Emma Chisnall

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

Conservation Officer Comments

The property is a Victorian mid-terrace property of flint and red brick detail around the windows to the front elevation and a plain brick to the rear elevations with brick arches over the windows. The property sits within the St Faiths Conservation Area and is not listed.

The proposal is to demolish the garage to the rear of the plot (accessed from a track along the eastern boundary) and to alter the existing extension to include a new roof, roof lantern and glazing.

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 garage is accessed from an un-made drive along the rear of the terrace and is screened from view from the public highway on Beechworth Road by shrubs. It is deemed that the demolition of the garage does not harm the character or significance of the Conservation Area. It is noted that there is no mention as to the boundary treatment once the garage is demolished.

The footprint of the original extension is increased slightly by the addition of a glazed bay with French doors in the eastern elevation and a bay window in the northern elevation; both are to have lead roofs with rolled seams. The overall roof height will be raised by just under a metre. The size of the extension ensures that it is subservient to the original dwelling and as such there is little impact on the host dwelling and conservation area.

The style of the glazing is for steel framed crittall windows painted anthracite colour. I would have preferred to see the use of crittall windows contained to the modern extension and the window and door of the original house and out shot kept in keeping with the period of the property. I am concerned by the size of the proposed glazing units as they seem overly large particularly the window facing north however I shall leave any possible issue of over looking to be addressed by the case officer. However, on balance as the proposed development can only be seen from the drive way to the rear of the property it would not affect or harm the character or setting of the Conservation Area.

Conditions: Materials to be submitted