

APP/16/00736

67 New Brighton Road, Emsworth

Conservation Officer No objection subject to conditions

67 New Brighton Road is one half of a pair of large semi detached Edwardian properties that are identified as being buildings of local interest. The dwelling is constructed of red brick with distinctive white painted quoins and low plinth.

The proposal is for a single storey side extension to the rear portion of the north elevation along the kitchen and study. The door way from the Dining room into the existing kitchen is to be blocked up and the new kitchen wall is stepped slightly in from the side elevation of the dining room. The proposed extension then steps out just beyond the original side elevation along the proposed breakfast room area. Although it is a side elevation it will only be visible at an acute angle from the road and so will not impacted significantly on the character of the original dwelling.

Externally the materials proposed for the extension are: painted timber windows, painted aluminium bifold doors; standing seam metal roof, colour leas/slate grey; with painted rendered walls and rendered plinth and quoins.

Timber windows reflect the character of the property however the glazing up into the gable marks the extension out from the original part of the property. The change to rendered walls instead of brick with rendered quoins identifies the extension as an addition and allows the properties development to read. Having render presently in the building subtly connects the extension to the dwelling.

To the west elevation there is set of three painted aluminium bi-fold doors opening onto the garden. They will not be visible from the front of the property and although contemporary additions their impact is minimised.

Conditions:

Window details to be submitted