

Consultee Comments for Planning Application APP/16/00638

Application Summary

Application Number: APP/16/00638

Address: Northwood Farmhouse, Northwood Lane, Hayling Island, PO11 0LR

Proposal: First floor rear/side extension.

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

Conservation Officer No Objection subject to conditions

Northwood Farmhouse is not listed but has been identified as a building of Local Interest and as such is a local designation. The property is a 18th Century farmhouse. The property is not in a Conservation Area.

The proposal is for a first floor extension over the eastern end of the property. The northern half of the extension ground floor is original to the building whilst the proportion forming the south elevation is a modern extension.

The proposal is to finish the extension in a painted render to match the existing. The windows on the extension south elevation match the proportions of the existing sash windows on the original part of the house. The roof light above the master bedroom is out of keeping and I would suggest that I might be better placed on the other side of the ridge in the valley. This would provide light further into the room. There are no changes to the ground floor windows or doors on any elevation.

The existing window aperture on the eastern elevation is utilised to create access to the new first floor space. This provides the least amount of disturbance to the historic part of the building. There will be the loss of the original chimney stack to the ground floor and the removal of a metal flue. The flue is very incongruous and its removal will be an improvement. The roof light on the eastern roof slope looks and sits out of keeping and perhaps would be more appropriate to be on the valley side of the roof or possibly a conservation roof light flush to the roof.

The north face of the extension again has multi paned windows that reflect the age of the original core of the property. The spacing of the windows in the property generally is uneven and therefore

the closeness of the proposed windows to the en-suite and dressing room is not to concerning.

I understand that the windows across the whole property are going to be replaced with Slimline double glazing in timber frames to match the glazing in the dining room. This is considered appropriate alternative to single glazing and I welcome the retention of timber frames. I would consider a true glazing bar appropriate and sympathetic to the property. The roof line is subservient to the existing roof allowing the building evolution to be read.

Conditions:

Glazing details to be submitted

Material samples to be submitted