

Consultee Comments for Planning Application APP/16/00106

Application Summary

Application Number: APP/16/00106

Address: 2A Emsworth Road, Havant, PO9 2SR

Proposal: Demolish existing garage and erect two storey front and side extension. Replace roof of existing conservatory. New cladding and render to exterior.

Case Officer: Emma Chisnall

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Conservation Officer

Comments

The property subject of the current proposal is of mid to late C20 date. It adjoins The (old) Rectory (grade II) and the Lymbourn Road Conservation Area, which is the Heritage interest.

The extension is located on the eastern side of the property and effectively will mean the enlarged building will span the full width of the plot with continuous 2-storey development. No additions are planned adjacent to The Rectory and therefore the physical relationship remains the same. The current building is constructed of facing brick with a plain clay tile roof. The proposal is render all elevations.

I feel this building is capable of being extended but the current proposals are a missed opportunity. The new building will be a more strident feature in the local townscape. The rather mediocre design solution does not do this justice. I would urge design improvements which break down the scale and use a material palette more akin to the local area. There is no direct visual or physical impact on the conservation area or listed building to justify refusal on these grounds. However, the NPPF and adopted Local Plan place great weight on good quality design. This in itself should provide suitable material weight for an improved design solution.

John Townsend

Conservation Consultant