

Tina Pickup

From: chris <chris@sussexbuildingconsultancy.co.uk>
Sent: 04 November 2014 07:20
To: Tina Pickup
Cc: 'Nigel Trent'
Subject: RE: APP/14/01043 - 16 Bath Road, Emsworth
Attachments: Prop SF Plan.pdf; Prop Elevations Model (1).pdf; Roof Plan Model (1).pdf

Dear Tina,

Thank you for your email.

I have contacted my clients and they are happy to remove the roof light serving the dressing room if it moves the application towards a positive decision and as such I attach a copy of the revised second floor plan, elevations and roof plan for consideration.

Regarding your visit to the property, access to the rear is via the side and back garden of the adjacent property No. 15 Bath Road should you need it as it will be unlikely that there will be anyone on site when you arrive.

Please let me know if you have any further queries or comments.

Kind regards,

Chris Moore

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From: Tina Pickup [mailto:Tina.Pickup@havant.gov.uk]
Sent: 03 November 2014 10:31
To: 'chris@sussexbuildingconsultancy.co.uk'
Subject: APP/14/01043 - 16 Bath Road, Emsworth

Dear Mr Moore,

APP/14/01043 - 16 Bath Road, Emsworth

I refer to your current planning application for alterations, extensions and loft conversion at 16 Bath Road. I have not yet had the opportunity to visit the site, but hope to do so on Thursday this week. But in the meantime I am in receipt of the Conservation Officer's comments as follows:

"The work at this property involves the conversion of the attic space, the provision of a front porch and redesigned rear extension. The building's contribution to the character of the area lies primarily in its public presence to the Harbour. The rear of the property is screened from public view by the surrounding development.

To achieve the desired headroom an ungainly and bulky dormer addition is proposed. In my view this will be a detrimental change but not one that will directly harm the character of the conservation area. The other consequential change is the provision of roof lights in the primary front elevation.

The adopted Conservation Area Character Appraisal and Management Plan for Emsworth highlights how the cumulative effect of relatively modest changes (often exempt from planning control) can erode and begin to undermine the character of the conservation area to its overall detriment. When determining planning applications the local planning authority has a duty to ensure the resulting impact of the development either preserves (neutral impact) or enhances the character and appearance of the area.

With some notable historic exceptions the present roofscape facing onto Bath Road remains largely unpunctuated. This is a positive attribute. There needs to be consistency in dealing with such proposals. The overall objective should be to minimise the punctuation of the front roofslope to a minimum and where acceptable use a well designed and placed unit to mitigate the impact. As a general rule rooflights should be limited to those essential for the utilisation of the space rather than those that are non-essential but desirable. In this vein, ideally I would wish to see the number of rooflights reduced to the two essential ones lighting the stair and bedroom. The rooflight to the dressing room being desirable rather than essential.

The porch, picking up on the design of the adjacent property and rear extension are acceptable. Within the conservation area, painted timber rather than upvc is sought but given the scale of development and what currently exists this is not something I can insist upon.

Summary

The proposals as set out would be detrimental to the character and appearance of the conservation area. The dormer itself, while bulky and ungainly, will have negligible impact due to its location and surrounding development. My concern relates to the attendant changes. I feel there is scope to satisfactorily mitigate this for which I have provided detailed suggestions above."

I would appreciate it if you would consider these comments and accordingly consider reducing the number of roof lights on the front elevation. It is acknowledged that some light over the stairwell is essential, but, as noted above the rooflight to the dressing room is not, and since the dormer window would provide plenty of light to the single room, I do wonder whether the other front roof light is really essential?

I look forward to hearing from you in due course, and I will certainly make contact again after I have visited the site on Thursday,

Thank you,

Tina Pickup

Tina Pickup
Planning Officer - 02392 446461
(Monday mornings; Thursday & Friday all day)

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Havant Borough Council

The Town and Country Planning Act 1990

Consultation on Planning Application

From : Executive Head of Planning and Built Environment

To: FAO Conservation
Officer

DC Case Officer Mrs T Pickup Ext: 9244 6461

Date: 15 October 2014

Application No. APP/14/01043

Site Address: 16 Bath Road, Emsworth, PO10 7EP

Proposed Development: Single storey front porch extension, replacement single storey rear extension and conversion of the roof space with the addition of a rear facing dormer extension to form a new bedroom on the second floor.

I attach a copy of the above application that has been received under the Town and Country Planning Acts.

Any views you should wish to make should be returned to me no later than 29 October 2014.



Mr Chris Murray
Planning & Development Manager

From: FAO Conservation Officer

To: Development Services Manager

Comments sent by email.

Signed:



Date:

31/10/14