

APP/14/00920 – 6 Spring Gardens, Emsworth

This property lies in Spring Lane, within the Emsworth Conservation Area, set behind the more historic grouping of mainly listed buildings fronting High Street. The applicant has provided with the application a record of the works undertaken and included background information (including photographs) of the previous arrangement. Within a conservation area the local planning authority has a duty when considering applications to ensure works “preserve or enhance” the character and appearance of the area.

I have visited the site and viewed the proposal in its wider context. I am satisfied the wall that has been demolished was not of architectural or historic significance being constructed of poor quality brick. A replacement brick wall using better quality facing bricks would have been preferred (representing an enhancement), but given the proximity of a very similar fence and the quality of the previous wall I do not consider this is something that could be insisted upon. A distinction has to be drawn between what is desirable in planning terms and what is unacceptable meriting refusal and enforcement action. My opinion is the fence has an overall neutral impact, It does not result in significant harm such as to make it expedient for the Council to initiate enforcement action. For these reasons I do not consider a sustainable planning objection can be raised to its retention. I therefore recommend the grant of planning permission.

John Townsend
Conservation Consultant

08/10/14