

APP/14/00990 – 37 King Street, Emsworth

This property is located in the Emsworth Conservation Area and was built in 1998 as part of a wider scheme of redevelopment of a former factory. I have not been able to fully interrogate the planning history, but unless “p.d” rights were removed at that time, it is my opinion the proposals would not require planning permission.

The extent of demolition (porch canopy and rear garden fence) is not such that I would request an application to cover these works. The boundary wall replacing the close boarded fence on a slightly different alignment would in my assessment fall within permitted development. The rooflights in the rear lean-to, slight modification to the window openings, replacement of the front door in a different style but remaining timber and external repainting in a similar colour, would not in my judgement count as development under the Act.

Even if the works were to fall within the scope of planning, they are very minor and in my opinion will not materially affect the character and appearance of the conservation area. Hence no objection.

As an advisory note, the proposals involve the provision of an external soil pipe on the prominent flank elevation. This does not require planning permission, but I would advise that it is executed in cast iron (preference). Standard grey upvc products are designed for internal use where it would be boxed in and hidden from sight and hence the numerous spur joints are not visually an issue. When used outside it is visually very crude, and would be a retrograde step given the care that is otherwise being taken to enhance the appearance of the property.

John Townsend
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