

Application No. APP/12/00703

Address: 37 Bath Road, Emsworth PO10 7ER

COMMENTS:

I commented on a very similar proposal APP/11/01553, last year which was subsequently withdrawn. My comments at the time were:-

'The rear extension is well contained such that it will not have a material impact on the public realm. I do not therefore consider it would be detrimental to the character and appearance of the conservation area. I note objections have been lodged but these raise more general issues of amenity and neighbourliness which is for others to assess.

The alterations to the front roof slope with the provision of a much larger rooflight would in my opinion impact detrimentally on the character and appearance of the conservation area. Although there is some punctuation of the front roof slopes by rooflights in Bath Road and Bridgefoot Path, in the majority of cases these are modest in size. The proposed rooflight, by virtue of its size and prominence becomes a bold visual statement in its own right. If the work requires planning permission (generally rooflights do not) I would recommend refusal for this element of the work.

The Conservation Area Character Appraisal for Emsworth identifies cumulative relatively small scale changes such as alterations to windows and roof coverings as contributing to the erosion of character and recommends the introduction of an Article 4 Direction to address. This has not been acted upon to date'.

As the work is now confined to the rear extension. No objection.

John Townsend
Conservation Consultant
10/08/12