

Dear Mr McAteer,

Planning Application - Fontenoy House Grand Parade Portsmouth PO1 2NF

18/01634/FUL | Construction of additional two stories to form one dwellinghouse (Class C3); extension to existing external fire escape; and alterations to existing building to include installation of replacement windows, juliet balconies, new brickwork and raising of parapet walls | Fontenoy House Grand Parade Portsmouth PO1 2NF.

On behalf of the committee of the Friends of Old Portsmouth Association I am writing to object to the above application for the following:

- 1 The proposal conflicts with the character of the conservation area and with many of the guidelines approved and encouraged by the Council in the Old Portsmouth Conservation Area No 4. Guidelines for Conservation. I will not list all the areas this application conflicts with the guidelines, but two examples are:
 - Guideline 1 (f) page 23 – *“Large roof extensions will be discouraged, particularly at the front, where they will have an adverse visual effect on the existing buildings or townscape”.*
 - Guideline 5 page 26 – *the City Council will encourage an ideal building height of 3 - 4 storeys throughout the Conservation Area.*
- 2 The proposal significantly and disproportionately increases the volume of the existing building, and Fontenoy House with its approved additional single storey. It is not possible to calculate the increased volume from the submitted plans but visually the proposal is incongruous and will overwhelm both the existing structure and the surrounding buildings.
- 3 The addition of a two-storey roof (creating a 5-storey high building), new windows and the covering of the building in a new brick slips, will dramatically change the character of a building which currently blends in with its surroundings. The proposal will create a building which dominates the street scene and detracts from the historic and other style of buildings in the area. The combined elements of the proposal will convert Fontenoy House from an unobtrusive residential building into, what could be perceived as, a commercial/office block. This is completely inappropriate for the heart of Old Portsmouth.
- 4 The proposal will reduce the light to properties on the northern side of High Street and the eastern side of Grand Parade.
- 5 The proposal includes windows at the north and south elevations which do not have opaque glass. This will result in properties in Battery Row, Grand Parade and High Street being overlooked. The proposal also includes a

large terrace which will also reduce privacy and increase noise to adjacent properties.

The current proposal is more comprehensive, larger and bulkier than the application which was subsequently granted on appeal in 2014. The inspector, in granting the appeal in 2014 did not have to consider most of the elements proposed in this application, including the new façade and materials and colour of the windows and the proposed new two storey roof.

In granting the appeal the inspector commented that the approved modest single storey roof extension "would be lightweight in appearance". The application before you now would be unlikely to receive the same comment.

In 2013 the Council's Planning Committee **refused** the application for a single storey addition to Fontenoy House stating "in the opinion of the Local Planning Authority the proposed roof extension would, by reason of its incongruous and over dominant appearance and unsympathetic relationship with adjacent properties fail to compliment the street scene and as such would fail to preserve or enhance the character of the Old Portsmouth Conservation Area. The proposal is, therefore, contrary to the principles of good design set out in the National Planning Policy Framework and to Policy PCS23 of the Portsmouth Plan."

This statement was pertinent in 2013 and is even more so with the application you now have in front of you.

I ask you to reject this application.

Yours faithfully.

Graeme Swinburne
on behalf of the Friends of Old Portsmouth Committee