To: **Head of Development Control**

FAO:

From: **Planning Policy and Design Section (Regeneration and Planning Policy Unit)**

Date: **08 February 2017**

Register No: 2719 **Application Ref:** D/17/79783

Application Address:

Jacaranda, York Road, Netley Abbey, Southampton, SO31 5DD.

Application Summary:

Demolition of existing double garage.

Policy Officer:

Comments:

Design Officer: Tim J S Dyer

Comments: No problem with this application as it will remove a utilitarian structure that is not a compliment to the conservation area and probably not seen by many anyway. Other comments as app for house alteration C/17/79771 as below.

The existing dwelling has a couple of plastic additions which are not very elegant and which this proposal will remove to provide a complete dwelling within a single enclosure thus improving the site. The existing aging single concrete panel garage and accoutrements will also go to leave a much improved site in both layout and visual appearance.
The existing chalet bungalow of 1950's style sits nestled down on the slope from York Road to the old sailing club site to the west which is now being redeveloped. The house is not visible from York Road.
This proposal will give the house a seaward elevation more akin to the modern developments to its west but with a traditional hint providing a link from ultra modern to Victorian when seen from the sea. One unsettling aspect of this elevation is the top of the central glazed dormer; it is uncharacteristically flat i.e. low pitch, which would appear both better and more in character if the ridge was level with the main ridge thus increasing its pitch which will make it closer to that of the main roof. (Incidently, the roof plan at this point does not look correct at present).
When visiting the site I got the impression that the site fell away far more steeply than is indicated on the drawings where the new garage is proposed. As this is in a tree protection zone it suggests the use of mini piles and ground beams or even stilts to cause least change to the ground. There is a concrete base or two in thya vacinity already I think.

Design Officer 2:

Comments

Design Officer 3:

Comments

Response: