To: **Head of Development Control**

FAO:

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

Date: **14 February 2017**

Register No: 2720 **Application Ref:** F/17/79894

Application Address:

Abbey Court, School Lane, Hamble le Rice, Southampton, SO31 4JD.

Application Summary:

Construction of detached two storey 4 bedroom dwelling and detached garden gym, following demotition of existing bungalow.

Policy Officer:

Comments:

Design Officer: Tim J S Dyer

Comments:

While this application site is not in the Conservation Area it is right on the boundary and more importantly, right on the boundary of the Churchyard which is Grade ll* listed. This includes not only the building but the whole curtilage or site including the boundaries and their treatment. The existing bungalow appears as just a receding roof and one low profile gable with window just above the hedgeline and partly shielded by a tree in the churchyard, depending on one's viewpoint. This is currently very low profile that hardly registers as one passes on the road entering the core of the village.

This proposal will have a very significant and detrimental effect on the setting of the listed churchyard and church on entering the core of the village and even more to those walking or using the church and churchyard. The design and access statement claims the design is sympathetic to the site location and providing a highly energy efficient family home. Unfortunately I have great difficulty in accepting these claims as the increase from one to two full storeys is a significant change and with the neighbouring property to the east being of a similar design to the existing. With regard to the energy efficiency, the large area of atrium glazing facing due north seems quite contrary to these aspirations.

The 'garden store' which appears more the size of a long garage is jammed into the pedestrian link to the High Street and is likely to endanger both hedges and trees from what I can see, therefore again having a harmful effect on the setting of the Church.

Design Officer 2:

Comments

Design Officer 3:

Comments

Response: OBJECTION