To: **Head of Development Control**

FAO:

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

Date: **16 December 2015**

Register No: 2353 **Application Ref:** C/15/77548

Application Address:

The Boathouse Netley Castle, Abbey Hill, Netley Abbey, Southampton, SO31 5FA

Application Summary:

Construction of two storey addition with glazed link

Policy Officer: Toby Ayling

Comments: No policy comment required.

Design Officer: Tim J S Dyer

Comments: The kernel of the existing building is late Victorian with extensive rebuilding and extention in 2000 following the fire. Although a 'curtilage building', apart from the stonework there is little to associate it with the castle and little to shield it from the castle. The stained boarding is quite alien to anything else evident on the site.
Given the function and position relative to this particular part of the castle, the boathouse has certain obligations in its presentation. This end is the ancient monument part both surmounted and flanked by the grade ll* Victorian construction, all in stone with metal framed windows. The setting of this building and public views of it in particular are of paramount importance. The previous application, rejected at appeal, completely changed the most public face of the building in a way that significantly detracted from the original concept of a boathouse for a large dwelling i.e. a simple building of modest proportions. The face to the sea retains the primary element of a pair of sturdy wooden doors flanked by a modest width of stonework at the forefront but has large areas of glass above and widens out about halfway back.
Whereas the previous application ruined the waterside aspect, this one respects that but unfortunately blocks the glimpse of the castle from the south-east across the former garden area of the castle. While the proposal is subservient to the main building in terms of height and width with a limited palette of materials, the footprint is greater than even that of the original boathouse which was more than doubled last time around in line with the castle itself being significantly extended.
Any increase of this proportion would need to be shielded from the castle by trees which would have the added advantage of restricting the view over the castle garden but that is already overlooked by the kitchen window and the rooflights should have the glass level with the tile surface.
Although this proposal is respectful of the existing building one does have to question whether a further extension of these proportions is right, particularly given the permanent obliteration of the view across to the ancient monument element of the castle from the public domain.

Design Officer 2:

Comments

Design Officer 3:

Comments

Response: