To: **Head of Development Control**

FAO:

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

Date:

Register 1443 **Application** C/12/71414

Application Address:

Plot 1, Land to the rear of Nightingale House, Beach Lane, Netley Abbey, Southampton, SO31 5DE.

Application Summary:

Construction of detached three storey dwelling with two storey detached pool house/annexe and associated landscaping (alternative design to planning permission C/26357/005/00)

Policy Officer: Julia Norman

Comments:

Design Officer: Tim J S Dyer

Comments:

1. This is a suitable design for this situation primarily addressing the sea views with a modern look, the apparent bulk being tempered by the articulation and separated mono-pitched roofs.
2. While the method of enclosure around the frontage of the site relieves the boredom, having full height i.e .2m. approx. fencing/walling will make the approach to all three houses feel very cramped and mean, in addition the area remaining outside the garages looks rather tight, particularly bearing in mind that this class of house is likely to attract the larger style of car. If the section of wall was omitted from in front of the garages it would both make this are seem far less enclosed and give good scope for manouvering vehicles on the garage apron.
3. Looks as if the existing houses are going to have any chance of view completely obliterated.
4. The gap between the house and the annexe looks nasty and mean which will become a wind tunnel, I fear.

Design Officer 2:

Comments

Design Officer 3:

Comments

Response: