REF. NO.C/12/70436

CONSERVATION AREA CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Erection of gate across vehicular entrance 5 The Square High Street Hamble-Le-Rice Southampton SO31 4LS

SITE VISIT DATE	30/03/2012
ARE PLANS ACCURATE?	Yes - Applicant clarified dimensions of gate as being 3.3m (approx) in length by 1m in height.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes – and site notice put up 30/03/12

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Replacement of gate to driveway entrance.
SITE AREA	759 square metres approx.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Site slopes downwards from south to north, and from east to west.
TREES	None affected.
BOUNDARY TREATMENT	Wall and mature hedging on boundary with highway.
SITE CHARACTERISTICS	Grade II listed building located in The Square, the centre of Hamble village. Property is end of terrace, two storey, with white rendering and red roof tiles. The garden is reasonably large and slopes down to the driveway, where there is a double garage set well back from the highway. The gated entrance is off a narrow vehicular access, Well Lane, which ends just past 5 The Square with some steps leading upto the village square.
CHARACTER OF LOCALITY	Within a mixed use area of residential properties and commercial premises in the centre of Hamble village. There is a large public car park opposite at the front. To the side there are steps accessing a public footpath and Well Lane which then leads onto the yacht club and residential properties in Rope Walk. The site is within Hamble Conservation Area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
28160/001	Erection of double garage.	Permit – 06/06/1985
L/06/58873	Replacement of existing front door with glazed and timber door and construction of timber hood over door.	Grant listed building consent – 19/03/2007

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Conservation Area Within Designated Shopping Area Listed Building Grade II

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) – 59.BE, 169.LB

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework -

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, street scene and the character of the conservation area.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

PLANNING OBLIGATION/CONSIDERATION

n/a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 74(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that Section

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

66(1) of the Act applies. This indicates that in considering whether to grant Conservation Area consent:

> *"The Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

In addition, Section 72(1) of the Act states:

> *"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

The proposal is considered to comply with these criteria in that:

No. 5 The Square is a Grade II listed building located in the centre of Hamble village, within the Hamble Conservation Area. The proposal is for the erection of a new gate to the driveway entrance which is situated at the side with access off of Well Lane.

The gate, measuring approx. 3.3 metres in length and 1 metre high, will be wooden in construction and of a traditional five bar design. The use of materials and the design of the gate is appropriate and in sympathy with the character of the area. Its scale and form would also be in harmony with the existing and adjoining buildings and would not interrupt the rhythm of the street scene.

The proposed gate is set back from Well Lane and does not front the main village square. As such it would not detract from the character of the conservation area and its setting.

There would not be an unacceptable impact to neighbouring properties by way of outlook or overbearing impact.

The lane is not heavily trafficked and there would not be an impact on highway safety whilst a car waited at the entrance for the gate to be opened.

The development complies with the requirements of policies 59.BE and 169.LB.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed replacement entrance gate to the existing driveway is considered to be acceptable in terms of its scale, design and use of materials and would not have a detrimental impact on the character and appearance of the Hamble Conservation Area.

This application is recommended for approval.