REF. NO. L/13/72811

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Erection of 2 bay timber garage Bush Cottage Botley Road Fair Oak Eastleigh SO50 7AN

SITE VISIT DATE	22/05/13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey, 2-bay, timber garage with tiled cat slide roof to rear, and barn hips. 5.5m deep, 6.0m wide, 4.0m to ridge.
SITE AREA	Flat site
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Some trees close to the proposed siting of the garage, application form states no tree work to be undertaken as part of proposal.
TOPOGRAPHY	Approx. 1.8m high fence between Bush Cottage and Bush Haven.
TREES	Grade II Listed Building, described as: C17, early C19 cottage and workshop. 2 storeyed small house. Framed structure, bricknogged and with ground floor brickwork on the front. 2 windows. Thatch. Casements. Large workshop in boarded walling with wide windows, being used until recently as wheelwright's carpenters shops etc. for four generations (up to present owner). Accessed via winding shared driveway, Bush Cottage is now closely surrounded by dwellings on three sides. The frontage is put down to gravel and there is a rear garden to the north.
BOUNDARY TREATMENT	Mix of age and style properties arranged along the busy Botley Road. Dwelling and plot size varies. Although Botley Road is a high traffic road, there is a semi-rural character to this part of the area.
SITE CHARACTERISTICS	Single storey, 2-bay, timber garage with tiled cat slide roof to rear, and barn hips. 5.5m deep, 6.0m wide, 4.0m to ridge.
CHARACTER OF LOCALITY	Flat site

RELEVANT PLANNING HISTORY

REF. NO. L/13/72811

REFERENCE	DESCRIPTION	DECISION
Z/26543/000/00	siting of caravan	24/01/1983 Per
Z/34789/001/00	Erection of dwelling and garage	POL
Z/26543/001/00	two storey side extension and alterations/conversions	27/04/1983 Per
L/26543/001/00	two storey side extension and alterations/conversions	27/04/1983 GLB
Z/26543/003/00	SINGLE STOREY EXTENSION TO EXISTING KITCHEN AND PROVISION OF PORCH	02/07/1996 Per
Z/33440/000/00	OUTLINE:ERECTION OF TWO DWELLINGS WITH ACCESS FROM BOTLEY ROAD	15/11/1994 Ref
L/26543/004/00	CONSTRUCTION OF SINGLE STOREY EXTENSION TO EXISTING KITCHEN AND PROVISION OF PORCH.	02/07/1996 GLB
Z/33440/001/00	OUTLINE:ERECTION OF 2NO.DWELLINGS WITH ACCESS TO BOTLEY ROAD	08/10/1997 WDN
Z/33440/002/00	OUTLINE:ERECTION OF 2NO.DWELLINGS	06/01/1997 POL
Z/33440/002/01	VARIATION TO PLANNING PERMISSION REFERENCE NO 33440/2 DATED 14JAN97 FOR OUTLINE: ERECTION OF 2NO. DWELLINGS TO THE FOLLOWING EXTENT ONLY: TO AMEND CONDITION 14 TO REFER TO POINTS MARKED HH ON THE APPROVED PLAN IN ACCORDANCE WITH LETTER RECEIVED ON 210197	28/01/1997 PVR
Z/33440/003/00	RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION 33440/2 CONSTRUCTION OF TWO DWELLINGS AND GARAGES	06/02/1998 ARM
F/13/72429	Erection of 2 bay timber garage	Permit, 24/06/13

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUPS	No comments received
OTHER	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

REF. NO. L/13/72811

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Affects Setting of Listed Building Listed Building Grade II

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 174.LB
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM10
Supplementary Planning Guidance : Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to character and setting of the listed building.

COMMENT ON CONSULTATION RESPONSES

See below

COMMENT ON REPRESENTATIONS RECEIVED

n/s

PLANNING OBLIGATION/CONSIDERATIONS

n/s

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

> *"In considering whether to grant Listed Building Consent for any works, 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."*

The material planning considerations were addressed during the determination of planning application F/13/72429. This application deals solely with listed building works – the granting of planning permission does not automatically mean listed building consent will be awarded and vice

REF. NO. L/13/72811

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

versa.

The principle policy in the Eastleigh Borough Local Plan Review 2001-2011 related to listed buildings and structures within their curtilage is 174.LB. This policy states that development will not be permitted if it would result in a detrimental impact on the building or its setting. Policy 59.BE also applies, in terms of the requirement for development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting

In this case, listed building consent is required due as it affects the setting of a listed building (grade II). The structure is sited away from the dwelling, which is the listed building, in an un-intrusive location and is of an appropriate design for a rural setting. A condition for the submission of materials was imposed on the planning application and materials samples have subsequently been submitted. In consultation with the Council's Conservation Officer, these materials are considered acceptable and their use can be conditioned.

As discussed in the planning application, there are mature trees along the boundary of the site close to the location of the proposed car barn/garage. These trees form an important part of the character of the site and make a significant contribution to the setting of the listed building. Construction of the barn should ensure there is no harm caused to the trees and information has been provided regarding the construction of a raft foundation which minimises the potential impact on the root ball of the trees. A condition can be imposed requiring compliance with the approved drawing.

The proposed development is therefore considered not to harm the setting of the listed building and complies with policies 59.BE and 174.LB.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

Recommend listed building consent, subject to condition.