REF. NO. L/13/71958

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: First floor side extension Hope House 38 Winchester Street Botley Southampton SO30 2AA

SITE VISIT DATE	07/02/2013
ARE PLANS ACCURATE?	Yes, amended plans received 18/03/2013
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Relatively level
TREES	None to be affected
BOUNDARY TREATMENT	Open to front
SITE CHARACTERISTICS	Detached 18th century dwelling which was originally two separate dwellings. Awarded status of Grade II listing in the 1980s. Front elevation, whilst symmetrical in form, has clear definition of the previous separation with different materials used for each half and a bay window on one side but not the other. The site is large with a triple garage and parking to the left of the property and an enclosed garden to the rear.
CHARACTER OF LOCALITY	Variety of house styles and sizes along a relatively busy highway within the Botley Conservation Area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/05/55474	Listed Building Consent: Reinstatement of window at front	Granted 2005
L/36159/005/00	LISTED BUILDING CONSENT: EXTENSION TO REAR OF EXISTING GARAGE TO FORM LINK WITH DETACHED OFFICE, AND CONSTRUCTION OF REAR DORMER TO GARAGE BLOCK	Granted 2002
C/36159/004/00	EXTENSION TO REAR OF EXISTING GARAGE TO FORM LINK WITH DETACHED OFFICE AND CONSTRUCTION OF REAR DORMER TO GARAGE BLOCKS	Permitted 2002
C/36159/003/00	ADDITION OF REAR CONSERVATORY	Permitted 2002

REF. NO. L/13/71958

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/36159/002/00	LISTED BUILDING CONSENT: ADDITION OF REAR CONSERVATORY	Granted 2002
L/36159/001/00	LISTED BUILDING CONSENT: ELEVATIONAL ALTERATIONS TO GARAGE	Granted 1999
L/36159/000/00	LISTED BUILDING CONSENT: REMOVAL OF EXISTING CONSERVATORY, FLUE AND REAR DOOR, ADDITION OF REAR EXTENSION, 3NO ROOFLIGHTS AND NEW WINDOW AND INTERNAL ALTERATIONS	Granted 1999
WIR2059600000	Erection of garage to accommodate 3 cars and erection of summerhouse	Permitted 1971

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	No objection
Heritage Architect	Acceptable in principle. A few minor tweaks requested to finely tune the approach into the conservation area. The pitched roof to the ground floor front section appears higher, commensurate with the existing profile in the north elevation than in the front elevation. If this roof remained hipped on the outer corner it would soften that corner and improve the buildings presentation to the street from a northerly aspect. This northern elevation is quite a large area of brickwork, admittedly partly relieved by the garage obscuring the rearward part, some form of decorative brickwork would improve this.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Grade II listed building

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

Eastleigh Borough Local Plan Review (2001-2011) 174.LB
Pre submission Eastleigh Borough Local Plan 2011-2029 DM10

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

REF. NO. L/13/71958

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."*

Policy 174.LB of the Local Plan seeks to protect the Borough Listed Buildings. It states that the alteration or extension of such a building will not be permitted if it would result in a detrimental impact on the building itself or its setting.

The accompanying policy text encourages applicants to seek advice from the council prior to applying.

The National Planning Policy Framework places significant importance of the preservation and enhancement of heritage assets. It states that planning applicants should describe the significance of the heritage assets affected in appropriate detail when submitting an application and in determining applications, LPAs should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Assessment

The Listing for the building specifies – *C18. Two storeys. Former non-symmetrical pair, now one; 2 windows. Red tile-hipped roof. Brick walling in Flemish bond (blue headers) with red flush dressings; brick dentil eaves, quoins, verticals, flat arches, oval doorway arch, high plinth. Sashes in reveals, modern ground floor bay to west*.

Prior to the application being submitted, the applicant sought advice from the Council's heritage Architect. He accepted the proposal in principle but did suggest a few minor tweaks to improve the overall design. He requested that the single storey roof was hipped, to soften its visual impact and that the dentil coursing was continued along the flank wall of the extension to add some interest. Amended plans have been received which address the Heritage Architects concerns.

The Design and Access Statement discusses in detail the important features of the building and the listing specification and how the design seeks to preserve this. The existing single storey

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

extension, a later addition, is very unusual in design and is not particularly sympathetic to the main building. The extension is considered to reflect the character of the main building, not resulting in any harm to its appearance or setting. The added dentil coursing will replicate the important detailing present on the main building and with carefully selected materials, the character of the building will be retained.

The scale, whilst fairly significant, is not considered to unbalance the property. Due to the mis-matched materials across the front elevation, there is already an element of definition present, with the extension almost appearing as the final 'third'. The roof ridge has been dropped a little below the existing main ridge and the first floor element has also been stepped back from the front wall. This will help the extension to appear as subservient and sympathetic to the main dwelling.

With the submission of the amended plans, the Council's Heritage Architect has raised no objection.

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

Recommendation is to grant listed building consent for the reasons stated above.