REF. NO. L/13/73525

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Replacement windows and doors 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	As above
TOPOGRAPHY	Flat site
TREES	Some trees close to the proposed siting of the garage, application form states no tree work to be undertaken as part of proposal.
BOUNDARY TREATMENT	Approx. 1.8m high fence between Bush Cottage and Bush Haven.
SITE CHARACTERISTICS	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.
CHARACTER OF LOCALITY	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.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/26543/000/00	siting of caravan	24/01/1983 Per
Z/34789/001/00	Erection of dwelling and garage	POL

REF. NO. L/13/73525

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
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
Z/34784/000/00	OUTLINE: ERECTION OF DWELLING AND GARAGE	06/02/1998 ROL
Z/34784/001/00	ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE	10/02/1999 Per
Z/34784/001/01	VARIATION TO PLANNING PERMISSION REFERENCE NO 34784/1 DATED 10FEB99 FOR ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE TO THE FOLLOWING EXTENT ONLY: ALTERATION TO SHAPE OF DORMERS IN ACCORDANCE WITH LETTER AND PLANS RECEIVED ON 3DEC99	15/12/1999 PVR

REF. NO. L/13/73525

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/38415/000/00	ERECTION OF TWO STOREY DWELLING WITH INTEGRAL GARAGE WITH ACCESS FROM BOTLEY ROAD	20/08/2002 Per
Z/26543/000/00	siting of caravan	24/01/1983 Per
F/13/72429	Erection of 2 bay timber garage	Per 24/06/2013
L/13/72811	Listed Building Consent: Erection of 2 bay timber garage	19/08/2013 GLB

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUPS	None
OTHER	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	These are just the details we need to keep this building in character and the new windows for the former workshop element of the building are a most appropriate enhancement to the building. Just one small modification I would suggest to the stable door mid-rail detail on drawing W 05 is weathering to the top outside edge of the lower portion to resist any drips being blown across to the seal behind.

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 the impact on the integrity of the listed building.

COMMENT ON CONSULTATION RESPONSES

REF. NO. L/13/73525

COMMENT ON CONSULTATION RESPONSES

The agent has agreed to the minor adjustment suggested by the conservation officer.

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."*

The development site is occupied by a Grade II Listed Building, Bush Cottage, hence the need for a listed building application for replacement doors and windows. The relevant local plan policies in relation to an application of this sort are policies 59.BE and 174.LB.

Policy 59.BE requires 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. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

More significant is Policy 174.LB, which relates specifically to Listed Buildings and structures within their curtilage. This policy states that development will not be permitted if it would result in a detrimental impact on the building or its setting.

The proposed replacement windows are of an appropriate design and material for the listed building and no objection has been raised by the Council's conservation officer. Conditions will need to be imposed to ensure the detailed design is followed and the appropriate materials used. The proposed works would therefore not impact the integrity of the listed building and would not result in a detrimental impact on the property.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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.