REF. NO. L/12/70495

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Engineering works to include levelling of garden, construction of retaining walls, extension to decking, new 1.2m high fence & erection of summerhouse 4 Hamble Cliff Stables Westfield Common Hamble-Le-Rice Southampton SO31 4NA

SITE VISIT DATE	26/04/2012
ARE PLANS ACCURATE?	Yes, amended location plan received 02/05/2012
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Some of the works are being applied for retrospectively. The fencing runs along the rear boundary and matches that which exists along the other boundaries (previously approved).
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Ground level drops so the site is sat on much lower ground to the adjoining car park and drive, with the property also being sat lower than the main garden area. Works are mostly retrospective and the lawn is now level.
TREES	Mature trees and shrubs adjacent to the rear of the site.
BOUNDARY TREATMENT	Estate style fencing encloses the site, at a height of around 1.2m.
SITE CHARACTERISTICS	The Stables is a Grade II listed building which has been converted into four separate dwellings. It was the former stable block to Hamble Cliff House, which has also been converted into a series of apartments. The building is relatively secluded but there is a public footpath immediately to the west of the site and it does have the Royal Victoria Country Park directly to the north.
CHARACTER OF LOCALITY	The site is outside of the urban edge and close to the shore line of Southampton Water and has the country park to the north and the Hamble Aerostructures factory to the south-east

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/70510	Engineering works to include levelling of garden, construction of retaining walls,	To be determined

REF. NO. L/12/70495

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	extension to decking, new 1.2m high fence & erection of summer house	
F/07/60903	Proposed fencing & gates (max. height of 1.2m)	Approved 2007
L/07/60853	Listed Building consent: Proposed fencing & gates (max. height of 1.2m)	Granted 2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	No objection
Heritage Architect	No objection
Tree Officer	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Local Gap Outside Built-up Area Boundary Within Established Residential Area Affects Setting of Listed Building Listed Building Grade I/II/III

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 174.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 the impact on the setting of the listed building.

COMMENT ON CONSULTATION RESPONSES

Comments noted.

COMMENT ON REPRESENTATIONS RECEIVED

REF. NO. L/12/70495

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 proposal is considered to comply with these criteria in that:

- The works create a much more useable amenity area for the property and the new raised flowerbed will result in an attractive feature once planted.
- The works will not harm the character of the listed building, and are actually considered to improve its setting. The Council's Heritage Architect has raised no objection to the proposal.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

Recommendation is to grant listed building consent.