HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/12/71311

DESCRIPTION	Roof over front & rear porch, alterations to side dormer to create balcony, addition of side door to replace window & rooflight to valley gutter
ADDRESS	The Little House Brook Lane Botley Southampton SO30 2ER

SITE VISIT DATE	25/9/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Relatively flat
TREES	None affected
BOUNDARY TREATMENT	Tall trees and shrubs surround rear garden.
SITE CHARACTERISTICS	Formerly known as Maske or Marks Farm. C18. 2+3+2 storeys, 3+3+3 windows. Large gabled centre unit, with lower wings not quite symmetrical. Red tile roof, with minor roofing supporting the 2 massive chimney stacks on the south side of the central unit; hipped end to lower south wing, coupled gables to north wing (also outshot). Walling in Flemish bond brickwork with blue headers, part white painted (north wing) and part tile-hung (at rear). Cambered arches, linth. Sashes in exposed frames. Simple doorway on 2 columns to north of centre unit. Rear elevation has same form, but with a modern block to north wing (hence second gable).
CHARACTER OF LOCALITY	Rural

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/12/71431	Listed building application for a roof over front & rear porch, alterations to side dormer to create balcony, addition of side door to replace window & rooflight to valley gutter	Valid

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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Listed building and conservation officer	No objection – The plans follow the advice given on site.
Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary - Countryside Within Designated Conservation Area - Botley Listed Building Grade II

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011): 1.CO, 9.CO, 59.BE, 169.LB, 174.LB & 177.LB
Pre-Submission Eastleigh Borough Local Plan (2011-2029): DM1, DM10 & DM16
Supplementary Planning Document : Quality Places

CHARACTER APPRAISAL AREA

Not Within Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

None

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, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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."

MATERIAL CONSIDERATIONS

Policy Guidance (relevant sections of policies 1.CO, 9.CO, 59.BE, 169.LB, 174.LB & 177.LB):
The development will only be permitted when:

- It would preserve or enhance the character or appearance of the conservation area and not worsen its Impact on the countryside location.
- The mass, material and form of the building are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportion of its parts relate well to each other and the existing & adjoining buildings.
- The architectural details on the building of value are retained.
- The materials to be used as are appropriate to and in sympathy with the existing building and particular character of the area.
- It is appropriate in mass, scale, materials, layout, design and siting.
- It avoids unduly impacting on neighbouring uses through overlooking, loss of light, and loss of outlook.

ASSESSMENT

The proposal is for a number of small alterations to the listed building (i.e. a pitched roof over the front porch and rear door, creating of a small balcony to side dormer and addition of a side door). All of these features have been carefully designed to reflect the style and detailing of the listed building. The scheme has been designed with the input of the Council's Listed Building Officer and should enhance the property's character adding further interest to the listed building.

The house is accessed by a long track and it is set back from the road. It is therefore considered that the small alterations will not have a significant impact on the character and appearance of the conservation area & countryside location.

The small balcony faces onto the side garden, which is surrounded by mature trees/ shrubs and positioned away from neighbouring properties. The position and scale of the alterations means they will not have an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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 legislative background.

CONCLUSION

Recommend Permit

REF. NO. «AltRef»