REF. NO. L/16/79124

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed building consent: Extension of existing raised decking to rear, and replacement of existing timber kitchen window & door with UPVC framed window & French doors 6 Satchell Lane Hamble-Le-Rice Southampton SO31 4HE

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Extending the existing rear decking to the side of the property so it sits next to the existing single storey kitchen extension and rear decking. The extended decking covers approximately 15m2 and will be level with the existing area. The proposal also includes new rear PVC french doors for the kitchen and dining room and a new PVC side window in the kitchen.
TOPOGRAPHY	The house and garden is terraced with large drops in levels down towards the back of the property.
TREES	None affected
BOUNDARY TREATMENT	The wall of no.4 single storey extension will be next to the decked area. The rest of the garden boundaries are a mixture of walls and fencing of varying height.
SITE CHARACTERISTICS AND CHARACTER OF LOCALITY	Two storey mid terraced property in the heart of Hamble Conservation Area. The property is grade II listed as *"No 5 now including the former No 6. Late C18, 2-storeyed terrace with higher and older central unit (Nos 3, 4, 5) of 3.1.3 windows; at each end are attached low later units (Nos 1, 2 and 7, 8) of 2.1.1.1 windows. Red tiles to central block, slate to the wings. Brick walling in Flemish bond, red stretchers and blue headers, with a flush blue band to the first floor level of the central unit; cambered openings ground floor of centre piece, first and ground floor of wings. Sashes in exposed frames. Doorways have simple canopies on brackets, door of former No 6 now blocked in red brick. Rear elevation of centre unit falls to low eaves, with modern dormers; also some rear outshots of 1 and 2 storeys."*

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/16/79125	Extension of existing raised decking	Valid
C/12/71330	Two storey rear extension, first floor rear balcony and extension to existing raised decking with associated glass balustrade and	Permit (21/11/2012)

REF. NO. L/16/79124

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	storage area below	
L/12/71501	Listed Building Consent: Two storey rear extension, first floor rear balcony and extension to existing raised decking with associated glass balustrade and storage area below	Grant listed building consent (21/11/2012)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
4 Satchell Lane	Letter of support

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	No objection
Conservation & Listed Building Officer	No objection to the decking but will need to see details or sample of the plastic joinery. If this were the front of the building plastic would not even be entertained.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Grade II Listed Building Within Hamble Conservation Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 174.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM10 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Document: Hamble Conservation Area

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

COMMENT ON CONSULTATION RESPONSES

Comments are noted and a materials pre-commencement condition will be imposed

COMMENT ON REPRESENTATIONS RECEIVED

REF. NO. L/16/79124

COMMENT ON REPRESENTATIONS RECEIVED

Noted

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."

Where the building is located in a Conservation Area, Section 72(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Policy 174.LB does not permitted alterations or extensions to listed buildings, or any development within the curtilage of a listed building including display of an advertisement, if it would result in a detrimental impact on the building or its setting.

ASSESSMENT

The size and design of the decking are in keeping with the existing wooden structure and suitable for the grade II listed building. Samples of the plastic joinery for the windows will be conditioned to ensure a high quality finish. All the work takes place at the rear of the dwelling where it cannot be viewed from the public realm or wider conservation area. No objection has been raised by the Council's Conservation & Listed Building Officer.

The proposal is considered to comply with these criteria.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 that listed building consent is granted