REF. NO. L/15/76283

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Construction of single storey side extension Rose Wood High Street Bursledon Southampton SO31 8DL

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey side extension with a double pitched roof and valley measuring 5.5m(w) by 5m(d) by 3.5m(h).
TOPOGRAPHY	Rise up from road towards the dwelling.
TREES	Trees within the side and rear garden
BOUNDARY TREATMENT	Mixed high fencing and vegetation.
SITE CHARACTERISTICS	Modest detached bungalow with attractive chimney features set in a large plot. The bungalow has previously had a side extension. The property is grade II listed as “C19. A single-storeyed dwelling set back to the north of above. Hipped slate roof, 'Tudor' stacks. Brick walls in Flemish bond (red with blue headers).”
CHARACTER OF LOCALITY	The site is located within Old Bursledon Conservation Area. The area is residential in nature consisting mainly of mixed detached and semi detached properties located on spacious plots. The site and surroundings are located in the countryside and the area has a semi rural feel with small country lanes and some views from the road across open fields.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/15/76094	Construction of single storey side extension	Valid

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 letter of objection	• Property has already been extended and current proposal would be above 15% floor space limit with development plan policy. It would be nearer 50%. This would destroy character of Old Bursledon. • Exacerbate current drainage problems.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	Objection - on Policy 169.LB iii. The Parish Council wishes this application be referred to BHH LAC given the unique character and history of this property and it was agreed that a Member should attend the LAC meeting.
Listed Building and Conservation Officer	No objection This proposal is in keeping with the original character of the building, is subservient to it and tucked away to the right behind the garage and link wall, taking the allowable extensions to the limit, so is an acceptable proposal. This should be the last extension allowed on this building. The Building materials and details should match the existing building exactly.
Tree Team	No objection Subject to the following condition: Details of the specification and position of protective fencing / ground protection in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction, for the protection of retained trees from damage before or during the course of development will need to be provided before construction work commences. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
Old Bursledon Action Group	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Listed Building Grade II

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'

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

REF. NO. L/15/76283

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION & REPRESENTATIONS RECEIVED

Only the comments relating to the character and appearance of the listed building, its setting or the wider conservation area can be assessed within this application.

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."

The design of the extension and its detailing reflects the character of the original grade II listed bungalow. Materials will be While the proposal is wider than the previous extension, it is not as deep and so covers a smaller footprint. The extension has been pushed back within the plot and its ridge line has been dropped so it appears a subservient addition to the main bungalow. The bungalow is set a long way back within the site and the plot is angled with a garage to the front. This means that the extension is mostly hidden when viewed from the High Street.

The original property was easily one of the smallest within the vicinity and even with the extensions it will not be as large as many of the neighbouring two storey houses. The plot size is also substantial compared to the small bungalow and this creates a feeling of space, which is a key character of the special policy and conservation area. As such the proposal is considered an acceptable addition to the grade II listed building and will preserve the character and appearance of the conservation area. No objection has been raised by the Conservation & Listed Building Officer.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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 that Listed Building Consent is Granted.