REF. NO.D/17/79783

CONSERVATION AREA CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Demolition of existing double garage Jacaranda York Road Netley Abbey Southampton SO31 5DD

SITE VISIT DATE	9 February 2017
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes. Furthermore a site notice was erect and displayed adjacent to the site. The neighbouring site is currently under development and every effort was made to contact the owners of the adjacent property including notifying the original agents for those applications.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish a single storey garage nin the north corner of the site.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Levels drop from the north east to the southwest.
TREES	The site is located within a conservation area and there is also a tree preservation order on the property referenced 134.
BOUNDARY TREATMENT	The boundaries are formed of a concrete panel fence to the north approximately 2m in height. 1.8m metre high timber fence panels to the east. The southern boundaries are formed of hedging and shrubs in excess of 2.5m in height. The boundary with the shore line is open to take advantage of the sea views.
SITE CHARACTERISTICS	The application site contains a detached chalet style bungalow. To the north of the site is a detached single storey garage with a shallow pitched roof. The Bungalow has render elevations and upper floor bay windows and dormer windows on all elevations. The property is accessed from via a driveway that runs between No.4 and Barbray onto York Road. As such the property is not readily visible from the surrounding area due to the surrounding residential properties.
CHARACTER OF LOCALITY	To the south west of the site is the shoreline. The area is predominately residential in character formed of a wide assortment of property types. To the north of the site a

THE SITE AND ITS SURROUNDINGS

	number of contemporary properties are currently under construction.to the south and east are a number of two storey residential dwellings. Further south is a development of flats.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/17/79771	Two and single storey rear extension, raising of roof with front and rear dormer windows and rear balconies, rear raised decking, elevational alterations and replacement double garage to front	Under consideration
There have been various tree works applications.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No representations have been received from the public	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection
Design Officer	No Objection It will remove a utilitarian structure that is not a compliment to the conservation area and probably not seen by many anyway.
Biodiversity Officer	No Objection To ensure no impacts to the designated species and habitats a condition should be placed on any permission granted requiring a Construction Environmental Management Plan (CEMP).

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Conservation Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies
Saved Policy 59.BE applies

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

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and

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

- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In determining planning applications, local planning authorities should take account of:
● the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
● the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
● the desirability of new development making a positive contribution to local character and distinctiveness.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favorably.

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

No objection has been raised

COMMENT ON REPRESENTATIONS RECEIVED

No letters of representation have been received

PLANNING OBLIGATION/CONSIDERATION

N/A

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 74(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that Section 66(1) of the Act applies. This indicates that in considering whether to grant Conservation Area consent:

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

"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."

In addition, 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 proposal is considered to comply with these criteria as the building is of low quality and does not make a positive contribution to the Conservation Area. As such there is no desire to retain the structure as it contains no architectural or historical interest.

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

The garage not of any value to the Conservation area as such there is no resistance to its demolition.