**REF. NO. L/16/78650**

## LISTED BUILDING CONSENT REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | Erection of conservatory, following demolition of existing & cladding to existing single storey rear extension & insertion of roof light<br>Yewtree Cottage 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**

| | |
|---|---|
| DESCRIPTION OF APPLICATION | The proposal includes:<br>• Replacement rear conservatory with flat roof, roof lantern and sliding doors onto patio. The proposal is of similar proportions to the existing structure measuring 4.4m(w) by 4.7(d) by 2.5m(h).<br>• Replace existing tile hanging with brick and add a small roof lantern to the existing single storey rear extension. |
| SITE AREA | 570m2 |
| TOPOGRAPHY | Steep levels changes from front of site rising up to rear. Driveway at the side has steep upwards slope, while house and rear garden steps upwards and are on a lower level to rear garage. |
| TREES | None affected |
| BOUNDARY TREATMENT | Wall around site with rear garden fairly private |
| SITE CHARACTERISTICS | Two storey detached house. Property is grade II listed as *"C18. Two storeys. Three windows. Red tile roof. Brick walling in Flemish bond (red with blue headers) first floor band on moulded brick dentils, cambered ground floor openings. Modern casements above sashes. Boarded door."* |
| CHARACTER OF LOCALITY | The site is located within the heart of the Old Bursledon Conservation Area, which consists of a loose knit collection of detached and semi-detached houses located on spacious plots.<br><br>The site and surroundings are located in the countryside and the area has a rural feel with small country lanes and some views from the road across open fields and down to the River Hamble. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| There have been various applications at the site, but none are relevant to this proposal. | | |

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**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Listed Building and Conservation Officer | No objection<br><br>This is an exemplar application, giving me all the information and pictures I need to make an informed decision.<br><br>A plastic conservatory on a listed building is a total anathema, so I am particularly pleased to see it go. The lower profile structure that will be far more usable is simpler, elegant, of quality and have less impact on the main building than the existing. |
| Parish Council | No objection |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Old Bursledon Designated Conservation Area<br>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**

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

**COMMENT ON CONSULTATION RESPONSES**

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*

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**COMMENT ON CONSULTATION RESPONSES**

*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."*

Saved Policy 174.LB of the adopted local plan does not permitted alterations or extensions to listed buildings if it would result in a detrimental impact on the building or its setting.

**ASSESSMENT**

The proposed conservatory is lower profile and better quality than the current structure and so will have less of an impact on the grade II listed building. The roof lantern adds to the elegance of the conservatory and a smaller version will be added to the single storey rear extension. A small area of tile hanging will be removed from the side of the single storey extension, which will make it sit better alongside the main building. No objection has been raised by the Listed Building Officer who is fully supportive of the proposal.

**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 Permit