To: **Head of Development Control**

FAO:

From: **Planning Policy and Design Section (Regeneration and Planning Policy Unit)**

Date: **25 April 2016**

Register No: 2471 **Application Ref:** C/16/78305

Application Address:

5 Station Road, Netley Abbey, Southampton, SO31 5DU

Application Summary:

Construction of 1no. two storey two bed dwelling with refuse & cycle storage (resubmission)

Policy Officer: Toby Ayling

Comments: No comment required.

Design Officer: Tim J S Dyer

Comments: The front elevation does not show the complete roof - the rear leg of the L-shaped roof is missing.
Unfortunately the front elevation of this proposal does not have the quality of the 2013 application which would have made a positive contribution to the conservation area. This scheme is rather bland at ground floor level in particular and although it would appear there is some decoration in the lintols of the first floor windows, this will not be noticed by the majority of passers-by. This application as presented does not achieve either the quality of most of the dwellings in this street or that required in a conservation area.
25.07.16.
The revised scheme for this plot brings it up to a reasonable standard for this situation and improved on the prevoius. As always the devil will be in the detail and the quality of materials and workmanship are paramount. The roof should be natural slate and the bricks have a handmade feel about them with windows that do not look 'plasticy'. The use of plastic rainwater goods that have the texture of cast iron maintain their pigment for much longer than the standard upvc. and therefore the quality of the finished article, for much longer.

Design Officer 2:

Comments

Design Officer 3:

Comments

Response: