REF. NO. L/11/69490

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Listed Building Consent: Two storey rear extension with side facing dormer windows & a new dormer window in existing property West Lodge Abbey Hill Netley Abbey Southampton SO31 5FA

SITE VISIT DATE	22/08/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Application seeks listed building consent for a comparatively large two storey extension to an existing, dilapidated listed dwelling to provide the additional accommodation required to make a family home. The extension will provide a lounge area and hallway at ground floor with one bedroom and a bathroom at first floor. The extension will be linked to the existing dwelling at ground floor level through the rear lobby. The proposal also includes reinstating the original chimneys and the construction of a side facing dormer window in the original building. This application is linked to C/11/69491.
TOPOGRAPHY	Site is surrounded by mature trees. The trees are not covered by TPO but are considered to be important for the visual amenity of the area.
TREES	Site is well screened from the water by mature vegetation. The boundary along Abbey Hill has a 1m high fence running partially along the boundary with hedging and trees provided screening.
BOUNDARY TREATMENT	Small grade II listed 'lodge' within a fairly substantial plot. Site is currently unkempt and building is in a state of disrepair but the building is locally important in terms of its listing and its position on the edge of the Borough. The site itself is surrounded by mature trees and sits within designated countryside, a conservation area and local gap.
SITE CHARACTERISTICS	Sporadic residential buildings along a busy highway within designated countryside on the outer edge of the Borough. Very green and leafy area.
CHARACTER OF LOCALITY	Site is surrounded by mature trees. The trees are not covered by TPO but are considered to be important for the visual amenity of the area.

RELEVANT PLANNING HISTORY

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REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
M Queen (Address unknown)	• No objection to proposal • Concerned regarding the use of UPVC windows in the extension to a listed building
C Martin 72 New Road	• West Lodge is in some respects the most important building in Netley Abbey • Anything that alters its silhouette to those approaching from Western Shore must be resisted. • Should like to see its chimneys restored to their former glory
S Kerrigan 8 Marina View 17/18 Abbey Hill	• Object to proposal • Extension will dominate and overshadow the original lodge • Roof terrace will overlook and Marina View, infringing on occupants' privacy • Extension will block views of Solent Water and beyond • Proposal is not preserving West Lodge's heritage and is not in keeping with the local/conservation area

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection but expressed concerns that the extension windows will be UPVC and not timber in keeping with the rest of the property.
Planning Policy	Policy Officer The site lies in the countryside and in the Netley Abbey Conservation Area. The building is listed and very small. The proposal is for an extension that doubles the size of the original. The relevant policies are: 1.CO - seeks to limit development in the countryside; 9.CO enables extensions to dwellings in the countryside subject to a number of criteria. Of these the most relevant are: (ii) the development should not facilitate the subdivision of the dwelling. The proposed extension has all the appearance of a separate, albeit very small dwelling. (iii) the extension does not result in the dwelling becoming disproportionate in size in relation to neighbouring dwellings or its plot. The original dwelling is isolated and the plot is quite large so it is difficult to apply this meaningfully. However, it is relevant to note that the proposal doubles the size of the existing dwelling; (iv) the design does not worsen the impact of the dwelling. In the view of the Design Officer the dwelling is sufficiently screened by trees for this not to be an issue. 59.BE - requires that development is appropriate and sympathetic to its context. The Design Officer advises that this scheme is appropriate in this particular context - see further comments below. 169.LB - seeks to limit the impact of new development on a conservation area. The Design Officer does not consider this proposal to have an adverse impact - in helping to retain the original building the suggestion is that this assists to retain the character of the conservation area.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	174.LB - seeks to avoid detrimental impact on listed buildings. The proposal seeks to keep the original building in use and to treat it sympathetically, but involves doubling its size by linking another building of similar size to it . 176.LB - enables development as an exception to other policies fo the plan in order to retain listed buildings. Thes include sympathetic extensions of appropriate scale and design that do not detract from the original buildings. The Design Officer is of the view that retention and restoration of the original building justifies this extension. **Conclusion** While there must be policy concern about a proposal that doubles the size of the original dwelling and has the appearance of a separate, albeit linked dwelling, in the particular context of this case the advice is that this is the only way the original listed building can be retained. No policy objection is raised subject to the imposition of a condition limiting the use of the building to one dwelling only. <u>Design Officer</u> 1. The streetscene and shoreline elevations show how little the effect of the extra building volume will have on the locality, given the amount of existing mature landscape. While one understands the landscape is not permanent, recent management will have given the trees a better chance of suvival, together with the TPOs that exist. In any event, although the volume and footprint percentages might appear high against the original, that is tiny and is a small price to pay for the health of a vulnerable listed building. 2. The chimney is not shown as being completed on the drawing and being quite some size and therefore weight, shows very little masonry at the first floor level to support this quantity of masonry. I fear there may have been too much walling removed in the scheme. The architect is going to revisit this aspect but is quite happy to have the resolution and detail conditioned if necessary. (Revised drawings submitted 12.09.11. rectifying situation - rev. E.) 3. While one is concious of the policy regarding the non-subdivision of buildings in the countryside, the situation here is that the lodge is very small and out of financial reach of anyone who might be interested in the 'starter home' legue. As a consequence, extra accommodation is required but extending the building by say, making it longer, would ruin the original character and concept. This form of extension retains the purity of the original, while being linked to it in a natural manner. The downside is that it looks a bit like two attached dwellings. The owners have no intention of dividing it and are quite happy for there to be a condition imposed to that effect. The preservation of this listed building in as original condition as possible is the most important thing, particularly at the gateway to the Borough from Southampton and development of this form is the only way to achieve that end. 4. The plan form and miniscule room sizes unfortunately leave little alternative to the built form proposed which is why one ends up with an apparent 'second' front door. The fact is that it will be the only front door as the original will be retained as an essential element of the original building but opening directly into the kitchen/diner. It will be tucked around the corner but it might also be possible to 'tone down' the entrance by simplification. The other option of re-siting it is not easy as one does not want the original stonework broken into and moving it onto the seaward face will be even more exposed. 5.Upvc is proposed for the extension windows and eaves treatment. While I am not a great lover of upvc, the form of it could make it acceptable. Systems with cover shoes at joints are not going to be right in this situation but the more solid types with a surface wood grain type texture might be more

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	acceptable. 6. This is the right form of development for the saving of this building which has been in danger for some time. Vandals are still causing problems but the current owners, she being local, are prepared to cope with it but one does wonder for how long. Any other owner might not be as accommodating, so this does look like possibly the only chance to save the building and improve this entrance to the Borough. NO OBJECTION
Tree Officer	No objection subject to the following conditions being imposed: 1. The development shall accord with the Arboricultural Report prepared by Alderwood Consulting Limited. Protective fencing and ground protection measures must be erected as per the Tree Plan JF3. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality. 2. No development shall start until a site meeting (attended by the Arboricultural Consultant and Site Manager) has taken place where a representative from the Local Planning Authority has inspected and approved the fencing and ground protection and signed the card which accompanies this decision notice. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.
Hampshire Gardens Trust	No objection
Design Review Panel	Overall response very positive. Proposed broken link between existing and proposed was considered to be best approach for the context. Raised concerns regarding some materials and design details.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Listed Building Grade II

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 174.LB & 176.LB

PLANNING POLICY GUIDANCE/STATEMENTS

PPS - 5 Planning and the Historic Environment
PPS -

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the impact on the character and appearance of the listed building.

COMMENT ON CONSULTATION RESPONSES

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COMMENT ON CONSULTATION RESPONSES

See assessment below

COMMENT ON REPRESENTATIONS RECEIVED

See assessment below

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."

Listing Details

Former lodge, now house. Circa 1885-90 probably designed by John Dando Sedding,

Romantic picturesque Gothic style. Coursed stone rubble with tiled roof, the northern slope retaining the original tiles with alternate three courses of plain and curved tiles, the

southern slope C20 plaintiles. Centrally placed stone chimneystack with three diagonally set stone stacks (one missing). Symmetrical building of one storey and attic with two rooms to front and two to rear.

EXTERIOR: Entrance front facing west has a large gable with carved bargeboards with central and end carved pendants and central terracotta finial. Central diamond-shaped opening to the attic and two ground floor windows in stone surrounds with relieving arches; mullioned and transformed casements, replaced in later C2O. Central doorcase with six chamfered panels to the door and gabled porch with tiled roof with terracotta finial and identical carved bargeboard and pendants to the main gable, supported on wooden supports with trelliswork and rustic branches. The side elevations have small gables with carved bargeboards, terracotta finials and carved pendants over mullioned and transomed casements, replaced in later C20.

HISTORY: Built as a lodge to Netley Castle, which was remodelled in romantic picturesque Gothic style between 1885 and 1890 by John Dando Sedding (1838-91) for the Hon. Col Sir Henry Crichton. West Lodge is in similar style to the main house.

Late C19 stone romantic picturesque Gothic style lodge, probably by J D Sedding.

The proposal can effectively be split into two separate parts; alterations and construction of a side dormer on the original lodge, and the construction of a comparatively large two storey rear extension to enlarge the living accommodation.

The applicants entered into pre-application discussions to seek the views of the Council's Heritage Architect prior to submitting a formal application.

The design for all elements of the proposal have been very carefully considered and the Council's Policy & Design Officers are in support of the application as it will see the restoration and ongoing maintenance of a vulnerable and dilapidated important listed building.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The design of the elements on the original building carefully replicates and respects its detailing, materials and character. The existing UPVC windows are to be replaced with timber and the chimneys are to be reinstated back to their former glory. The concerns raised by the Design Review Panel regarding the proposed materials and design detailing were discussed with the agent. The materials proposed were selected on site and are the applicant's preference. The proposed bricks and tiles have also been seen by the Council's Heritage Conservation Officer and he finds them acceptable. He also raised no concerns in relation to the elevation detailing of the extension. The proposed materials and detailing are elements that are key to the success of the scheme and will be secured by planning condition.

The new extension has been designed with clean, simple lines and simple detailing in order to provide a 'counterpoint backdrop' to the existing building in order to enhance its individual character by contrast rather than replication. It has also been designed to visually, and to some extent physically, be separate from the original building. This accords with the advice and comments of the Council's Heritage Architect and also the comments of the Design Review Panel. As the extension will contrast with the original building in its design and style, it is felt acceptable that white UPVC windows are inserted. Again, the detailing is key to the success of this extension and so will be secured by condition.

The proposal is considered to enable the preservation of this important listed building and as such is considered to comply with policies 174.LB and 176.LB

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Recommendation is to grant listed building consent for the reasons stated above.