REF. NO.«AltRef»

CONSERVATION AREA CONSENT REPORT

MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. C/10/67977

DESCRIPTION/ ADDRESS	Construction of replacement 2 storey dwelling 22 Crowsport Hamble-Le-Rice Southampton SO31 4HG

SITE VISIT DATE	4 November 2010			
ARE PLANS ACCURATE?	X	Yes	Revision received to address minor concerns	
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	X	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Demolition of existing dwelling to facilitate replacement property. New dwelling required due to the substantial problems due to poor workmanship with the existing dwelling
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Single dwelling – no increase in density
TOPOGRAPHY	Slight changes in level across site – ground levels rise across site frontage towards No 23 to the south, and also towards the rear of the site. No 23 is set at higher ground level, whilst No 20 to the north is set at lower level. No.19 is on higher ground.
TREES	No significant trees on site but quite substantial planting within the rear garden area and along boundaries of neighbouring properties.
BOUNDARY TREATMENT	Front boundary quite open. Side boundaries predominantly marked by substantial planting and new fencing/retaining structures, which continues along boundary with No 19 to the rear of No 22.
SITE CHARACTERISTICS	Two storey dwelling as per 2007 permission.
CHARACTER OF LOCALITY	Private residential development, accessed via private drive from Satchell Lane and marina. Conservation Area and Special policy area with quite distinct architectural character, and degree of uniformity across development. Pleasant layout with views towards river. Various first floor extensions on a number of properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

REF. NO.«AltRef»

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
22 Crowsport C/10/67977	Construction of replacement dwelling	Recommended for approval Dec 2010
F/07/61328	Construction of replacement dwelling	Permitted November 2007
F/06/58346	First floor and single storey side extension.	Permitted Jan 07
F/06/57141	Single and two storey extension with rear staircase.	Refused 18th July 2006
F/06/56011	Construction of first floor with balconies to front and external staircase to first floor roof terrace	Refused – 4th April 2006
F/05/54536 – 23 Crowsport	1st floor extension and addition of safety railings to part of existing roof	Permitted – 02/12/05
F/05/53669 – 23 Crowsport	Single & 1st floor extensions to include roof terrace and balcony	Refused – 26/05/05
F/04/52871 – 23 Crowsport	Single & 1st floor extension including roof terrace and balcony	Refused – 08/02/05
F/06/56512 – 19 Crowsport	Construction of single storey front & side & first floor extensions with front boundary, following demolition of existing garage & entrance porch	Permitted – 23rd May 2006
Z/36362/004 – 24 Crowsport	Construction of two-storey front and rear first floor extensions	Permitted – 10th June 2002
Z/36435/002 – 10 Crowsport	Construction of single storey side and rear extensions, first floor rear extension and replacement double garage	Permitted – 23rd April 2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble PC	No objection
Head of Planning Policy and Design	No objection
Head of Housing & Environmental Health	No objection subject to contamination condition, hours of work, dust, burning, demolition, piling and noise
Crowsport Residents Association	No comments received.

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POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 170.LB

SPECIAL POLICY AREA

Crowsport Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS - 5 Planning & The Historic Environment

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

X	See below		Other…….

COMMENT ON REPRESENTATIONS RECEIVED

X	See below		Other…….

PLANNING OBLIGATION/CONSIDERATIONS

NA

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:

"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 in that;

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

I. The building is incapable of reasonable beneficial use due to its poor state of repair and severe structural defects.

II. Its removal and replacement would not worsen the impact on the conservation area due to its final appearance being very similar to the existing dwelling.

III. Its removal will enable the replacement dwelling to be constructed which is also recommended for approval.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

The recommendation is to grant listed building consent