HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/17/80398

DESCRIPTION	**Replacement front door**
ADDRESS	45 Victoria Road, Netley Abbey, Southampton, SO31 5DQ

ARE PLANS ACCURATE?	The information is sufficient to determine the planning application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Replacement front door
SITE CHARACTERISTICS	Two storey period cottage, part of a terrace of five residential properties. Open parking frontage and low wall boundary treatment
CHARACTER OF LOCALITY	Within Netley Abbey Conservation Area, within urban edge. Victorian/Edwardian terraces of two storey buildings within the area, with shallow building setbacks and narrow plot widths. The area is ppredominantly residential. Victoria Road shopping parade a little way to the north west of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/11/68605	Replacement of existing upvc windows on front elevations	Consented (20011)

CONSULTATION RESPONSES

SOURCE	SUMMARY OF CONTENT
Conservation Officer	While this proposal is a great improvement on what is currently in place it is not actually quite historically correct. This range of buildings is Victorian dating from about 1856 it would appear, some 19 years into the period. There would have been some blurring of the edges in terms of style as there would not have been an overnight change from Georgian to Victorian style. The Victorian style for this door would have been four-panel rather than the six of the Georgians - the upper panels would have included the top two of this proposal. Given the overall improvement that this proposal is going to make and relative nearness to the beginning of the period, on balance this change should be allowed.
Hound Parish Council	No objection

REPRESENTATIONS

SOURCE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Conservation Area – Netley Abbey

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE & 169.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 & 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'

Supplementary Planning Document: Quality Places

SPECIAL POLICY AREA

None

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 with particular regard to residential amenity, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Noted				

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."

ASSESSMENT

The property is a two storey period cottage dating from around 1856 and is positioned along Victoria Road, Netley Abbey. The proposal is for the replacement of the existing front door, which is required

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

due to the property being located within the Netley Abbey Conservation Area and subject to an Article 4 Direction.

The style of the door is a little out of its historical range, but nevertheless marks a big improvement on the existing door. The Conservation Officer has raised no objection to the proposed replacement and its design and use of materials is not considered to have a detrimental effect on the character and appearance of the dwelling or the Conservation Area.

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.

CONCLUSION

Recommend Permit