REF. NO. L/17/80250

LISTED BUILDING CONSENT REPORT

APPLICATION NO.	L/17/80250
DESCRIPTION	Listed Building consent: Single and two storey side extensions (to north-eastern elevations), following removal of existing garage, and a one and a half storey rear extension (to north-western elevation) with 2no. side facing dormers and first floor balcony, following removal of existing attached outbuilding. Elevational alterations to north-east including removal of 1no. velux window and enlargement of first floor window. Minor alterations to the eats and north-east elevations to facilitate access to the proposed extensions.
SITE ADDRESS	Bradgate Manor, Abbey Hill, Netley Abbey, Southampton SO31 5FB

SITE VISIT DATE	11/8/17
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	(i) The post-war breeze block garage attached to the NE elevation would be removed. One part of the butterfly/double gable roof (the more central part) would be extended outward by 3.9m (2.35m beyond the other, unchanged, projecting gable part) on two floors. This extension would comprise a new gable with unequal roof planes; that to the north from first floor eaves to a ridge, that on the south from the ridge to ground floor eaves. It would be 5.6m wide and on its rear elevation have fenestration, ground floor glazed door and conjoined upper floor window, from ground to new eaves level. It would also have glazed doors on its north facing elevation. In part stone, part brick- apertures in timber. Roof in slate and clay tiles. (ii) The north 'half' of the north-east elevation (that part not affected by i above) would be extended outwards in a single storey extension 5.25m deep and 6.8m wide. It would have a glazed single plane roof attached to the existing structure at just above the extant first floor windows. It would have extensive glazing on its north elevation and glazed doors along the whole of its rear elevation. (iii) A building attached to the north-west elevation- part flat roofed and part pitched- annotated as 'hayloft' would be demolished. It would be replaced by a new attached building extending outwards 4.7m from the main north elevation. This would be a two storey extension but with the upper floor contained within a large steeply pitched roof with a gable facing north. It would have a double height projection facing east and a first floor balcony facing west.

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THE SITE AND ITS SURROUNDINGS

SITE AREA	1.5ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Level
TREES	Extensive mature cover- covered by group TPO
BOUNDARY TREATMENT	Wall
SITE CHARACTERISTICS	Extensive grounds with large amount of mature peripheral planting.
CHARACTER OF LOCALITY	This area consists of large secluded premises in extensive plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z//31415/001 & L/31415/002	Erection of 2 storey extension	Granted 10/4/90
C/314/003& L/31415/004	Construction of 4 stables and change of use to riding school	Granted 26/5/94
C/31415/007 & L/31415/008	Construction of conservatory	Refused 3/10/95
L/31415/009	Insertion of French windows to kitchen	Granted 22/4/96
C/04/51917	Change of use of outbuilding to training facility	Granted (temporary) 25/10/04
C/05/52933	As above	Granted (temporary) 28/5/05
L/05/55848	Removal of chimney	Granted 9/2/06

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Hound Parish Council	No objection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
EBC Implementation & Design Officer	Considers the extensions to be *'in the character of the original but suitably subservient to it..'* and that *'The proposals fit well with the original building yet have an identity of their own and present the building as a cohesive whole rather than an elegant original with a*

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	collection of basic additions joined on.' Seeks conditions controlling materials. n.b. the application originally included proposals to remove the 'servants staircase' from the first floor; this was considered unacceptable and its retention was sought as *'..an important part of the history of the house and should be retained to remind those that follow us how life used to be for the better off..'* This staircase is now retained in this application following amendment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic Gap Outside Built-up Area Boundary Within Designated Conservation Area Affects Setting of Listed Building Group TPO Listed Building grade II *1863, in the Butterfield manner. Former vicarage. Two storeys. West front has very steep tile roof with 4 gabled dormers, having cills at eaves level; ground floor has 3 windows (inc. a wide bay at the south end). Walling in grey stone with brick quoins, yellow brick dormer surrounds. Windows are cusped lancets of 2 (dormer), 3, 4 and 6 bay lights, all in wood but imitative of ashlar. Side has gable with single small lights and a yellow brick porch with a Gothic arch. Rear has extension in similar style dated 1919. Chimneys of Tudor style in yellow brick.*

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 169.LB; 175.LB;

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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 with particular regard to the impact of the proposals on the designated heritage asset.

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COMMENT ON CONSULTATION RESPONSES

None received

COMMENT ON REPRESENTATIONS RECEIVED

Amended in accordance with Implementation & Design officer's comments.

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."*

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."*

As the Implementation and Design Officer comments the proposals have an identity of their own and are not an attempt to provide extensions in the Gothic Revival style of the host building, but are otherwise respectful of its proportions whilst adding a fairly large amount of floorspace. In that regard the proposals are considered to comply with policies 169.LB and 175.LB of the Local Plan Review.

Following the amendment to reinstate the servant's staircase on the first floor, the internal layout remains substantially the same (the listing makes no reference to internal features). The door to the north-east elevation (part of the 1919 extension- see listing) would be removed and the aperture widened (also moving the wall to the larder and boot room). Two additional apertures are created to access the two extensions, viz. to the existing ground floor study and to the first floor bedroom on the north-east elevation and with regard to the extension to the north-west elevation, new doors at both ground and first floors. In the context of the acceptable additions to this listed building the alterations listed here, and indeed the demolition of the garage and 'hayloft' (both later additions to the original building) are not considered to be harmful to the significance of the heritage asset- the test set out in the NPPF and Planning Practice Guidance.

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.

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CONCLUSIONS

Grant listed building consent