

H/22/93164 – 4 Station Road, Netley Abbey, SO31 5DT.

Context.

No 4 Station Road is also known as 4 Coastguard Cottages which are a row of some eight cottages actually parallel with Victoria Road, overlooking Southampton Water, situated between Station Road and the Grade II listed Prince Consort public house, all of which are within the south eastern tip of the Netley Abbey Conservation Area.

This row of cottages, together with the old school, now library, behind; Towers Lodge a short distance north-west along Victoria Road and the former Netley Court to its west, now replaced by the care home are all referred to in the Conservation Area document as *'significant unlisted buildings that make an important contribution to the character because of their siting and/or design'*.

While the front of Coastguard Cottages affects the setting of the Prince Consort, the rear primarily affects the setting of the significant library building and indeed the character of Character Area 10 of the conservation area, the bottom part of Station Road.

The Proposal.

Proposed works to the front of the property include re-instatement of moulded guttering which should not have been removed in the first place under the Article 4 Direction; re-instatement of wooden vertical sliding sash windows as would have been originally installed and an extended porch with a slate roof to match the main roof which will enclose the unsightly utilities boxes, all of which are to be commended. Just one thing, the porch would be improved by having a plinth up to the existing ground floor window cill level.

At the rear new roof-lights are to be added to the ground floor extension and an additional window at first floor level which balances that part of the elevation. These two items present no problem; the second floor dormer however is a completely different matter.

Paragraph 197 of the NPPF be-holdsens local authorities to *'take account of c) the desirability of new development making a positive contribution to local character and distinctiveness'* and Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to define as conservation areas any *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'* with Section 72 giving local authorities a general duty to pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'*.

Conclusion.

This proposed rear dormer is in total conflict with the requirements of the above quoted planning laws, quite apart from looking dreadful in any context and in this case would also set a precedent for the rest of the row which would destroy the character of this character area of the Netley Conservation Area. Holding objection.

25.07.2022. **Tim J S Dyer**, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA.Built Heritage Consultant.