

Jeremy Payne & Claire Mason
6 Station Road
Netley Abbey
Southampton
Hampshire
SO31 5DT



20th July 2022

Alexandra Stone
Eastleigh Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Ms Stone

Re Planning Application – H/22/93164
4 Station Road, Netley Abbey, SO31 5DT

We wish to express our objection to the above planning application, specifically the installation of a dormer window at 2nd floor height.

Before we get to the detail of our objection, please be aware, in the Heritage Significance statement, Summary of Contents section (prepared by Mr Carl Patrick, the Father/Father-in-Law of the applicants), it states that –

Near neighbour has undertaken alterations and extensions to rear of property and has been advised of planned investment to bring property up to standard as a family home;

Neighbour has indicated support for the principle of the development as well as expressing support for the detail of the design.

This statement is incorrect and presumptuous of Mr Patrick. We only became aware of the detail of this application on receipt of the letter from yourselves, advising us of the planning application. At no point have we seen detailed plans, nor has the addition of a 2nd floor dormer window been mentioned previously.

However, we have been advised by the applicants that this statement will be changed. We have clarified this, in case it is not.

We have other concerns regarding the accuracy of this Heritage Significance Statement. One of which refers to the age of the property. Our deeds refer to the age of the properties, (Flats 2, 4 and 6 Station Road, 4 Station Road and 6 Station Road) being constructed in 1873. The statement prepared by Mr Patrick appears to question this and suggests they were constructed

at a much later date, which is perhaps is trying to bring into doubt the Historical Significance of Coastguard Cottages.

We do wish to state that overall we have been supportive of the applicants in their desire to modernise this property, to make it more suitable as a family home.

In the Netley Abbey Conservation Area Appraisal, which was adopted on 27th January 2010, it identifies the following points -

- No's 4-16 Station Road (Coastguard Cottages) fall within the Netley Abbey Conservation Area, adopted in January 2010. In this document it is stated that 'the whole line of Coastguard Cottages has significant historical and architectural interest'.
- From section 3.40, it states that these 'unlisted buildings that make an important contribution to the character because of their siting and/or design'.

The proposed dormer window would extend from the existing roof ridge line to the vertical side of the property, and fit between the exiting chimney stacks of Coastguard Court and our property. It would completely remove the sloping roof at the rear of the property and replace it with a 'cube' reminiscent of a 1960's 'Box' in Cubist style rather than Victorian Cottage style. It is not sympathetic, of an appropriate scale or design, and will detract from the intrinsic value of Coastguard Cottages.

This style of development may be acceptable in some parts of the Country that have an eclectic mix of designs, but would completely destroy the aesthetics of the rear of Coastguard Cottages and is therefore detrimental to the character and appearance of them. Whilst other properties have had additions at various points, none of them are at roof level and are on the whole, sympathetic to the existing character and appearance of Coastguard Cottages.

In addition, we are in opposition to this proposed Dormer extension because:

- The proposed dormer window will not maintain the existing street building line and the rhythm of the street-scene;
- the mass, materials and form of the building and associated landscape features are **not** in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts **do not** relate well to each other, to the existing building and to adjoining buildings.

In the document prepared by Eastleigh Borough Council, Netley Abbey Conservation Area Appraisal & Management Proposals, Article 4 Directions, it specifically states that the Slate Roof Covering should be maintained. The proposed dormer at second floor level will not have a slate roof, so therefore falls outside of guidelines.

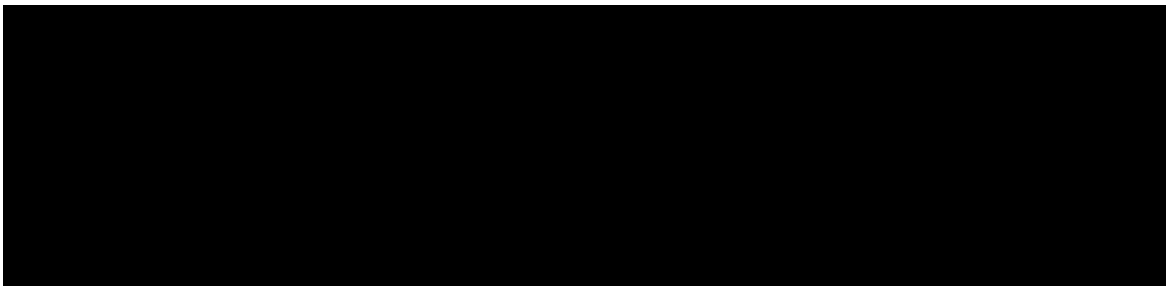
It also will reduce the small amount of light our son gets into his bedroom. He sleeps in the loft room which has a single velux window. The proposed dormer window, the size, design and proximity of which, will be will be immediately to the left of his window, completely dominating this aspect.

Paragraph 130 of the National Planning Policy Framework (NPPF) 2021 seeks to ensure that policies and decisions support new development where it adds to the overall quality of the area for the lifetime of the development, is visually attractive as a result of good architecture and layout, creating attractive places to live, work and rest as well as responding to local character and history to reflect the existing identity of the locality. The proposed Dormer extension does not fit with this in the areas previously detailed.

We call upon Eastleigh Borough Council to reject the addition of a Dormer Window at second floor level because it will have a detrimental impact on a building of local importance and its setting.

Currently Coastguard Cottages, 'retain all, or a high proportion of their original architecture detailing and add interest and vitality to the appearance of the conservation area'.

This proposed addition just will not compliment the terrace in any conceivable way, preserve the character nor enhance the appearance of Coastguard Cottages; the opposite of what is claimed in the document prepared by Mr Patrick.



Jeremy Payne & Claire Mason