

H/22/94043 – 39 New Road, Netley Abbey, SO31 5DJ.

Context.

New Road runs parallel and behind the main thoroughfare Victoria Road which itself is one of the principle elements of the Netley Conservation Area including the northern side of that street and across to the waters edge. This site looks across the road toward the rear of the buildings in Victoria Road and the boundary of the conservation area. The nearest listed buildings are the Prince Consort at the southern end of Victoria Road and the parish church of Edward The Confessor on the other side of Grange Road at the northern end of New Road, so neither will be affected by this proposal.

This building is unusually long and the front well forward of the general building line on this side of the road and at a higher level than most, making it particularly prominent in the street scene, softened a little on the north side by a lone tree. The garage is set well back on the southern side, behind the frontage of No 41, with a wide footpath separating the two.

The Proposal.

A new first floor en-suite bedroom over the garage is proposed in materials to match the existing and which is subservient to the main part of the house. As the garage is behind the building line of the adjacent houses, is separated from it by the relatively wide footpath and has a lower ridge-line, the impact will be minimal and not affect the general street scene.

Conclusion.

This proposal makes sense at many levels; there is only one bathroom to serve all the bedrooms, the building looks somewhat uncomfortable in its single block 'end on to the road' format and the extension, being set back behind the adjacent house will have a minimal impact on the street scene while helping the building to settle more comfortably into its setting. No objection.

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