

Chestnut View
Grange Road, Netley Abbey
Hampshire, SO31 5FF.

Planning and Conservation Statement

Providing justification and reasoning for the proposed detached garage and boat equipment storage.

1. History

This land was originally part of the Grange Farm Estate. The land was sold, separated into holdings and now has 7 dwellings which has formed a 'close'. The land is part of the Netley Abbey Conservation area, as defined by the Planning (Listed building and conservation areas) Act 1990 S69. Chestnut View was built in 1992 and the current owners purchased the property in 2007.

2. Setting and street scene

Chestnut View is a 5 bedroom detached house. It is set off Grange Road, accessible via a drive shared with the other holdings in the close. The site is not visible directly from Grange Road and sits behind a public house. There is a mixture of modern and traditional architectural features within the close and therefore the dwellings are not uniformed. Buildings have variations of brick and render facing walls with some hanging tiles, they have either hipped or cropped hipped roofs.

3. Listing

The Grange Farm House is a Grade II listed building and has been extensively built around and altered, it is sited away from Chestnut View. The proposal is not sat next to, nor is it opposite the listed building, as stated in the planning documents from the previous refused; application H/23/95021. Please see the labelled block plan for positions on page 6.

4. Planning

C/14/73988 – 24/03/2014, erection of outbuildings in rear garden approved.
H/17/82133 – 05/03/2018, a single storey rear extension approved.
H/19/84811 – 14/03/2019, conversion of garage into habitable space approved.
H/23/95021 – 27/06/2023, proposed detached garage refused.

This statement will address the grounds for refusal from application H/23/95021.

5. Proposal

The proposed garage will be sited on the small piece of land next to Chestnut View, please refer to photos on pages 4 and 5. The previous integral garage was converted to an annexe to prepare for the future use of aging relatives, which has meant loss of storage and parking for the property. As with many Netley Abbey residents the owners of Chestnut View own a boat and utilise a local mooring. The proposed garage will store a large Land Rover (used for towing the boat equipment) and it will also store the boat equipment. There are also motorbikes that require storage. This proposal will improve parking arrangements for the close as well as keeping unsightly, yet expensive equipment out of view. This improves on aesthetics for residents as well as security for the owners of Chestnut View. The new facing exterior walls will be brick and render to match Chestnut View, the new roof will be hipped and crop hipped with tiles to match Chestnut View. The proposed garage will have solar panels to the rear (not visible from the close) which will sustainably power the new building. A rain harvesting system will also be used for grey water to the new building. Bat boxes and Swift boxes will be added to the new building and can be set as a condition of approval.

Concerns raised from refusal of proposed garage on previous application H/23/95021

Character and size – Photos on page 4 and 5 show Chestnut View (the existing dwelling) and the patch of land the proposal will be sited on. Drawing P01 shows the elevations of Chestnut View as well as the new proposal, so they can be easily compared and it evidences that the proposed build is very much in keeping with the main dwelling. The height of the new design has been reduced and is similar to the original garage; the size of the proposal is practical as well as sympathetic to the main house. It was suggested that the proposal could be seen from a neighbour's house, yet the view to that house is blocked by a large shrub (refer to photo 6). Other residents have commented that the new proposal will conceal unattractive shipping containers that have been kept on the property behind for 3 years, visible in photos 4 and 5. There has been a window added to the new proposal, to face the close; which matches the main dwelling. The proposal will be visible on entrance to the close and we have altered the design so that it is a pleasing addition. Due to the sympathetic design, the improvement on parking and storage of unsightly equipment, we attest that the proposal is not only in character but will preserve and enhance the area.

Conservation – The previous comments stated that the new garage sits opposite the Grade II listed building, this is incorrect. Please see the location plan on page 6 and drawing P01, the proposal will be sited next to the main dwelling, Chestnut View. A concern raised from the previous application was the roof design, this has been addressed in the new proposal. The roof design and other materials are now in keeping with Chestnut View, in accordance with the Conservation Officer's advice. It was noted that the proposed garage door was taller than a usual garage door, yet the proposed door is one manufactured for dwellings, it is not industrial size. It is a taller domestic garage door due to the height of the Land Rover and the equipment it carries on top of it. The door is less in width than the existing garage door at Chestnut View, the proposed garage door will have a dark wood effect finish to

match the existing faux garage door. It was mentioned that there are trees and mature bushes, both are marked on the location plan on page 6, yet no trees or bushes will be removed for the erection of the proposal. The current google earth view is not up to date, please refer to the photos on pages 4 and 5. The Conservation Officer commented on the drains, this has been addressed under the Southern Water heading.

Ecological – In response to the Ecological Officer’s concerns it should be understood that this proposal is a detached single storey build, next to but separate from the main dwelling. Please see drawing P01 and the block plan on page 6 of this document for building positions. Bat boxes and swift boxes have been added to the new design in this current proposal, in accordance with the advice from the Officer’s previous report. It could also be considered that as there is currently a housing estate being built in the adjacent field to the close, those works will be causing far more disruption ecologically than building a garage.

Southern Water – Public Sewer diversion will be applied for directly to Southern Water in accordance with Section 185 of the Water Industry Act. This will be applied for once planning permission has been achieved. The proposal is subject to the building regulations and drains have to be part of that application also, in accordance with Approved Document H of the regulations. The specification of the build, including proposed drainage design/plans, will be submitted to Eastleigh Council Building Control, whom the agent partners with. The build will be overseen by surveyors from both Eastleigh Council Building Control department and Southern Water. This is standard procedure at the building control stage, post planning.

Conclusion

In conclusion, we have addressed concerns from the previous proposal. In reducing the overall height and ensuring the roof shape and other materials specified are in keeping with the character of the main dwelling and surrounding buildings; preserving and enhancing the character of the close. The proposal also has environmentally friendly and sustainable features. The proposal will meet all up to date building regulations and will be subject to approval from Building Control and Southern Water. Advice and suggestions from the Conservation and Ecological officers have been taken into consideration and the design has been altered to mitigate their concerns. The owners of Chestnut View are passionate about the area and are committed to building a structure that complements the area as well as increases the usability of their home.

The proposal meets the criteria of local planning development policies and we trust this new application will be looked upon favourably by all concerned.



Photo 1 - The proposed land and Chestnut View.



Photo 2 - The proposed land and drive.



Photo 3 - The proposed land and drive.



Photo 4 – The proposed land and view behind.



Photo 5 – The proposed land and view behind.



Photo 6 – View of close from the proposed land.



Block plan.