

H/23/95841 - Chestnut View, 6 Grange Farm, Grange Road, Netley Abbey, SO31 5FF.

Context.

This plot lies to the south-east of the listed Grade II Netley Grange, now subdivided into three dwellings and this site is to the east as one approaches the listed building facing its frontage, so any addition here is going to affect the setting of this heritage asset. All six properties within the close and the adjacent pub are in the Netley Abbey Conservation Area and have hipped roofs or half-hipped roofs, so the change to a half hip on this garage, matching the house, is a welcome alteration.

The Proposal.

This scheme is to construct a brick and tile structure consisting of a generous car garage with a storage/workshop wing to its south-west with a hipped and half-hipped roof over the unusually high garage door in order to accommodate a Land Rover with roof rack.

While the garage door is still a little over-size for a domestic situation, finished in a mock timber effect it will not seem too out of place, particularly as the roof above is now half-hipped to match that of the house. As long as the bricks, mortar and roof tiles all match the host building it will read as all of a piece and not cause harm to the setting of the listed building, which was after-all a farmhouse where one would expect various associated outbuildings to house animals and machinery.

The sewer is still of some concern as the water board usually want 3 metres clearance either side of one, unless some other form of agreement can be reached. On the positive side, erection of this structure will have the advantage of hiding the containers sitting in the pub car park over the wall.

Conclusion.

Providing the proposed structure is built in matching materials, it will be in keeping the rest of the close and be a useful addition with the added benefit of masking not so good-looking activities on the pub car park. No objection.

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