

H/24/96728 - 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 having a half hip on this garage, matching the house, is a welcome.

The Proposal.

This scheme now is to construct a brick and tile structure consisting of a generous car garage with a 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, it will not seem too out of place, particularly as it is now facing the house and finished in a mock timber effect, so less obvious. 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 re-siting of this structure allows clearance of the existing sewer and on the positive side, erection of this structure will have the advantage of helping to hide the containers sitting in the pub car park over the wall from most of the rest of the close.

The domestic sized windows facing the close and proposed hedging in front will both help to settle the building into its setting and minimise the slightly industrial air of the high garage doors.

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 helping to mask the not so good-looking activities on the pub car park. No objection.

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