

H/24/97709 – 3A Manchester Road, Netley Abbey, SO31 5DB.

Context.

The existing structure of garage, sunroom and store lie in the garden of No.3A on its western boundary, directly at the seaward end of Manchester Road, immediately adjacent to a deciduous tree on the west side and it would appear close to an evergreen on the east side, neither of which are indicated on the documentation.

The whole site is within the Netley Abbey Conservation Area with the nearest listed building being The Prince Consort public house some way to the east on Victoria Road. The view down Manchester Road from Victoria Road gives one of the rare public views of the sea from the main thoroughfare, together with a significant tree in the conservation area.

The Proposal.

This revised scheme is to keep the existing garage structure but with a low pitched roof in lieu of the existing flat and replace the vehicle door with brickwork and a much smaller window and full-length windows for most of the eastern elevation facing the garden. The existing sun room behind has the garage roof continued over at a higher level than existing to this space, with the plan form squared off to the east and south.

From the public perspective the only change is a low-pitched roof over the garage which will only slightly impinge on their view of the water and the garage door disappearing to be replaced by a normal domestic window in brickwork. There is now no change to the western side of the building, so no change to the relationship with the significant tree to its west.

The extra height to the sun room will not be readily evident as the garage roof just continues seaward with a flat element to the west side where the existing structure steps out. The main roof pitch continued down over this part would look more elegant from the sea side in particular as the flat roof junction is a weak point in the elevation, be less of a maintenance item in the long term and cheaper to construct with no brickwork to be supported over a five metre span.

Conclusion.

Apart from the flat roof, this proposal is more in keeping by not changing the relationship with the significant tree and only a minimal intrusion into the valuable sea view down Manchester Road from Victoria Road. No objection.

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