

**Application** 12/00766/FUL

Historic Environment Team Consultation Response.

**From:** White, Kevin  
**Sent:** 31 May 2012 14:03  
**To:** Pidgeon, Mat  
**Subject:** 12/00766/FUL

I have looked at this application, and have had regard to both the adopted Conservation Area Appraisal and Management Plan (CAAMP), and the recent Appeal Decision for this site (APP/D1780/D/11/2162765, dated 12 December 2011).

The CAAMP was adopted by Cabinet on 11/04/11, and therefore the Inspector would have been aware of the document when considering the previous application for this site.

Policy PRG2 States:

*'PRG2 Redevelopment and Extension of Existing Buildings. Any development proposals for the whole or partial demolition, redevelopment and/or extension of existing buildings must conform with the special characteristics of the Conservation Area set out in the Conservation Area Appraisal. These characteristics include the following: the historic layout and pattern of development in the area; the established building lines; **building to plot ratios**; the height, mass and scale of the buildings; plot boundaries; the distances between buildings, and the verdant spaciousness integral to the appearance and character of the Conservation Area. Any such proposals must address the detailed design criteria contained in the Core Strategy and those in this Management Plan. The Council's Core Strategy Policy CS14 seeks to safeguard conservation areas in the city from inappropriate development and to enhance their character. In addition, any proposals that will result in the net loss of family dwellings will be considered against Policy CS 16 of the Core Strategy.*

A key element of this application is that will increase the building to plot ration by some 30%. Ordinarily this factor would incline me to seek a refusal of the application. However, in the text of the Inspector's report he makes it clear (for the previous application) that (in the case of the single storey conservatory extension, virtually replicated in this scheme) *'...this element of the proposal, which would not be visible in public views, would not significantly affect the setting of the building in the conservation area, ... I therefore conclude that it would preserve the character and appearance of the conservation area'*

I therefore see no merit in objecting to the proposed conservatory.

The current proposal also includes a small, flat roofed single-storey extension to the south of the main building, and extensions to the existing garage (east and west).

The single storey extension is of the same height as an existing extension. It would not be visible from the street frontage and no harm would accrue from its construction.

It is not proposed that the height of the garage is increased. There will obviously be an increase in floor area, and that will be visible from the street frontage. There is a conflict in the supporting information for this application between the plan (AW/11/01 03 Revision A) and the design and access Statement (p2, Access). The plans state that the garage doors will be 'maximum size side hung', while the design and access Statement states that it will be a roller shutter door with electronic access. I am happy to support a solution that includes side-hung garage doors, but a substantial roller-shutter of the type suggested will be out of keeping with the conservation Area, and could not be supported.

It is my view that the applicants have addressed the reasons for refusal set out by the Inspector at Appeal, and that the application should be **APPROVED**, subject to the following conditions.

APPROVAL CONDITION – Garage Doors, Pre-Commencement Condition

The applicant shall confirm in writing that the doors used for the garage extension shall be side-hung wooden doors as shown in plan AW/11/01 03 Revision A, not roller shutter doors as set out in the Design and Access Statement.

Reason:

To preserve the character and appearance of the Conservation Area.

APPROVAL CONDITION – Materials, Performance Condition

All materials shall be agreed in writing with the Local Planning Authority prior to the works being carried out. Samples of brick and roofing materials shall be agreed on site. The local Planning Authority may request sample panels to be constructed on site.

Reason:

To preserve the character and appearance of the Conservation Area.

Kevin White  
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Planning, Transport and Sustainability Division  
**Southampton City Council**

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