

DECISION-MAKER:	CABINET		
SUBJECT:	WOOLSTON AND ST ANNE'S CONSERVATION AREAS APPRAISAL		
DATE OF DECISION:	5 JULY 2010		
REPORT OF:	HEAD OF PLANNING AND SUSTAINABILITY		
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STATEMENT OF CONFIDENTIALITY			
N/A			

SUMMARY

This report sets out recommendations for boundary changes to the five Conservation Areas in Woolston.

RECOMMENDATIONS:

- (i) To consider the representations received in relation to the proposed changes to the Woolston Conservation Area.
- (ii) To approve the 'Woolston – Southampton Conservation Areas Appraisal' (document in Members Rooms) setting out the changes to the Woolston and St. Anne's road Conservation areas (five in all) for development control purposes for all proposals within the conservation areas received after 01 August 2010.
- (iii) To approve the maps setting out the boundary changes to the conservation areas at Appendix 2.
- (iv) To delegate authority to the Head of Planning & Sustainability following consultation with the Solicitor to the Council to make such amendments as may be necessary to give effect to the recommendations of Cabinet or as otherwise considered appropriate and to finalise the draft of the 'Woolston – Southampton Conservation Areas Appraisal' for publication.
- (v) To delegate authority to the Solicitor To The Council to give notice of the revised conservation Area prior to implementation.

REASONS FOR REPORT RECOMMENDATIONS

1. To ensure the future conservation and enhancement of the five Conservation areas in Woolston and St. Anne's Road.

CONSULTATION

2. Public Consultation meetings were held on 31 July 2009 and on 3 February 2010 and produced generally supportive feedback regarding the desirability of conserving the area.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3. To leave the conservation area boundaries unchanged. It is felt that this would potentially accelerate the negative changes to the area as a whole, and

would be detrimental to the character of Woolston.

DETAIL

4. In 2009 Conservation Area Appraisals were carried out by HGP Architects in the four existing Old Woolston Conservation Areas, and the St. Anne's Conservation Area. These were carried out as part of the ongoing Appraisal programme, which is designed to ensure that all existing Conservation Areas in the city have up-to-date appraisals by the end of 2012.
5. In broad terms the aim of the appraisals is to ensure that information relating to the Conservation Areas is correct, that the character of the area is properly understood, that historical evidence is presented, and that the existing boundaries are still relevant. Clearly, the latter consideration can result in recommendations for expansion or contraction of the boundaries, or for the boundaries to remain the same.
6. The final draft of the Appraisal is available in the Members Room. It is recommended that Cabinet accept the suggested boundary changes for Old Woolston 1—3, and St. Anne's. No changes are recommended for Old Woolston 4.
7. The work carried out by HGP involved extensive historical research on the development of the areas, supplemented by detailed street-by-street surveys, which looked at the whole of Old Woolston, not just the existing Conservation Areas (see Spatial Analysis map, in the Conservation Area Appraisal for the extent of the area considered).
8. A public meeting was held in St Mark's Community Hall in July 2009, to explain the purpose of the appraisal, and to table preliminary proposals. This was followed by a further meeting in the same venue in February, to table the final draft appraisal. The draft was placed on the Council's website, and copies were also placed at Woolston Library for a four-week consultation period.
9. A total of 17 consultation responses were received, mainly dealing with minor typographical inaccuracies. No negative comments were received. The comments and responses are set out in Appendix 1.
10. Letters will be sent to all residents living within the proposed Conservation Areas, inviting them to attend respond direct to the Historic Environment Team Leader, and to attend Cabinet if they wished to make formal representations.
11. Appendix 2 shows the new boundaries of the five Conservation Areas.
12. Old Woolston 1 would be expanded to include additional properties in Obelisk Road; Church Road; Garnock Road; Longmore Crescent; Longmore Avenue; the former St. Mark's Primary School and St Mark's Church (a Grade II Listed Building).
13. Old Woolston 2 would be expanded to include additional properties in Hazeliagh Avenue, and Obelisk Road. Additionally it is proposed that 1a Lyndock Place is removed from the area.

14. Old Woolston 3 would be expanded to include the Woolston Library and three other properties on Oak Road. Number 64 Portsmouth Road will be removed as it has been demolished.
15. No changes are suggested for Old Woolston 4.
16. St. Anne's Road would be expanded to include number 171.
17. The 2008 revisions to the General Development Order (GDO), which has removed Permitted Development (PD) rights for previously permitted works has an impact both on how planning applications within the proposed Conservation areas will be assessed, and an influence on the desirability of pursuing an article 4 (2) Direction (to remove specific PD rights for residential properties). Additionally, the recent publication of Planning Policy Statement 5 (PPS 5) and revisions to PPS 3 relating to garden grab will enable local planning authorities to better manage change in and adjacent to Conservation Areas.
18. PPS 3, which was changed with immediate effect on 9 June, gives Councils the ability to exert greater control over the practice of building on existing gardens by redefining gardens as Greenfield rather than Brownfield (previously developed) land. However, it would not on its own prevent a developer from demolishing a house and building on the previous footprint.
19. PPS 5, which came into force in March 2010 has clarified the previous guidance on the historic environment. It uses the all-encompassing term 'Heritage Asset' for all aspects of the historic environment, places greater emphasis on understanding the significance of these assets prior to allowing change, and has produced clearer guidance on the importance of protecting the setting of heritage assets.
20. However, key changes relating to the management of Conservation Areas are contained within the GDO. This has considerably restricted permitted development rights within conservation areas, which previously required the imposition of an Article 4 (2) Direction to achieve.

These are the removal of PD rights for:

- Cladding any part of the exterior of a dwellinghouse
- Enlargements which would extend beyond the original side elevation
- Enlargements of more than one storey the extend beyond the rear wall
- Enlargement consisting of an addition or alteration to the roof
- Installation, alteration or replacement of a chimney, flue or soil and vent pipe where it would either front onto a highway or would be part of the principle or side elevation
- Installation, alteration or replacement of solar photovoltaics or solar thermal equipment
- Any building or enclosure, swimming or other pool within the curtilage, required for a purpose incidental to the enjoyment of the dwellinghouse
- The total area of ground of any new build exceeds 50% of the original dwellinghouse

- Anything that is forward of the wall of the principal elevation
 - Any new build that would exceed 4m (in the case of a building with a dual pitched roof, or 2.5m if within 2m of the boundary or 3m in any other case
 - Any new build where the height of the eaves would exceed 2.5m
 - The installation of microwave antennae (satellite dishes) that faces on to and is visible from a highway.
21. Much of what is set out above are issues that would have normally have been covered by an article 4 (2) Direction. The next phase of this project will be to draft a Management Plan for the area, at which time it will also be expedient to fully consider the desirability of imposing an article 4 (2) Direction, however the Council would at this point only consider serving an Article 4 (2) Direction in respect of:
- Removal or alterations to front boundary walls and gates
 - Conversion of existing front gardens for hard standings
 - Alterations to windows and external doors and the painting of the front or side elevations (if visible from the public highway)

FINANCIAL/RESOURCE IMPLICATIONS

Capital

22. N/A

Revenue

23. It will be necessary to publish copies of the final, approved Conservation Area Appraisal for public reference. The costs will be kept to a minimum, with the Appraisal being published on-line. However, it is recognised that not all residents will have access to a computer, and therefore copies will be made available at the local library, and in the central Reference Library. The approximate publication cost is less than £3,000 and can be met from the approved Environment and Transport revenue estimates.

Property

24. The former St. Mark's Primary School will be included within the Old Woolston 1 Conservation Area. The Building is used as the Woolston Community Centre, and is owned by the Council.

Other

25. N/A

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

26. S32 of the Planning (Listed Buildings & Conservations Areas) Act 1990 requires Local Authorities to review their areas from time to time and publish proposals for preservation and enhancement of conservation areas. The proposals in this report are brought forward in accordance with these provisions.

Other Legal Implications:

27. In making changes to conservation areas, the Council is required to have regard to the impact of its proposals on individuals and communities under the Human Rights Act 1998, in particular article 1 of the First Protocol (the protection of Property) and Article 8 (right to respect for private and family life). The proposals in this report are considered necessary and proportionate to meet the needs of the wider community and to preserve and protect the community from unsympathetic or inappropriate development in the Woolston area. Any interference with individual rights is minimal and justified in the circumstances.

POLICY FRAMEWORK IMPLICATIONS

28. The proposals in this report are consistent with the Core Strategy / Local Plan saved policies and the overall Local Development Framework.

SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

1.	Summary of responses from Woolston Conservation Area Consultation
2.	Map setting out proposed extent of Conservation Areas

Documents In Members' Rooms

1.	'Woolston - Southampton Conservation Areas Appraisal'
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Background Documents

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	None	
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Background documents available for inspection at:

FORWARD PLAN No:

KEY DECISION?

No

WARDS/COMMUNITIES AFFECTED:

Woolston

ITEM NO: 15 APPENDIX 1

Summary of responses from Woolston Conservation Area Consultation

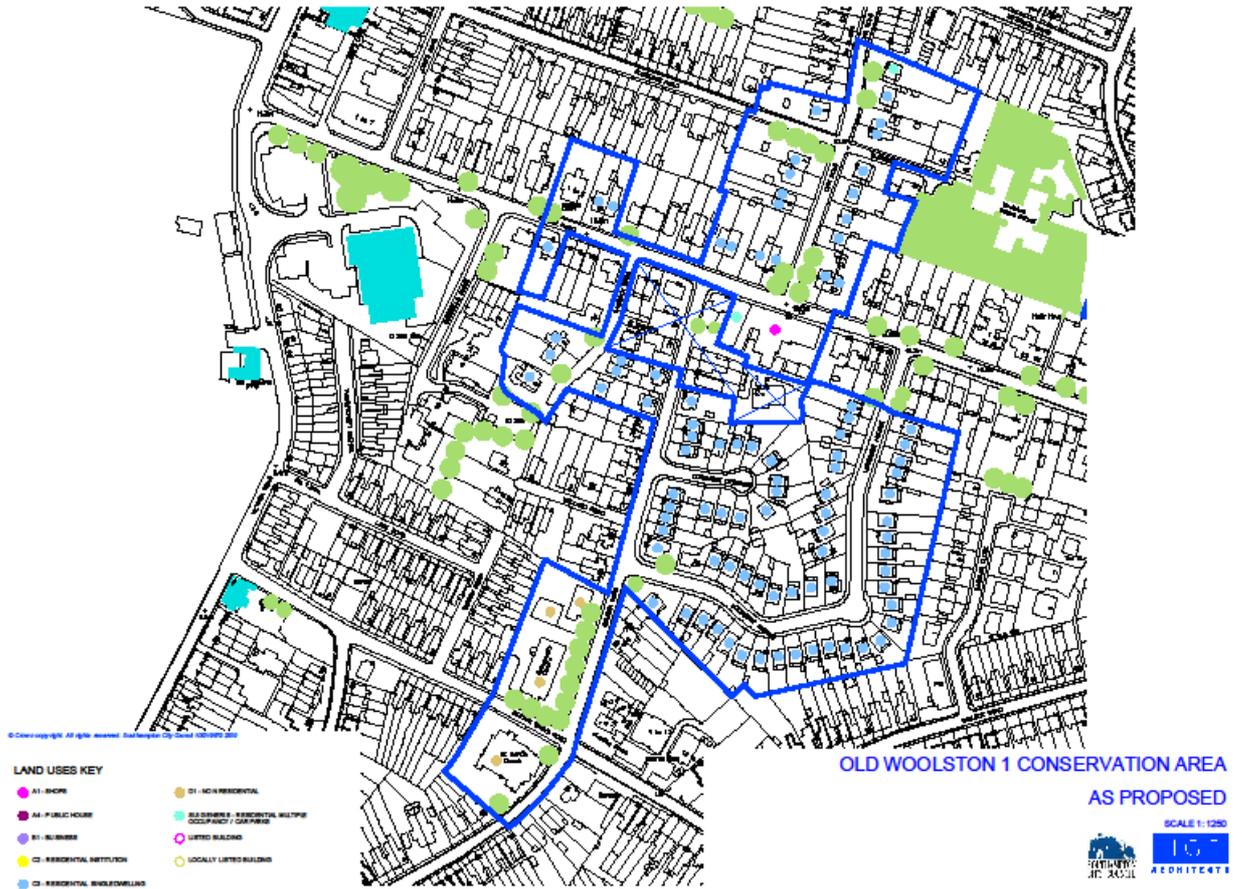
Comment	Response	Action
Text change. Page 20, 128 Obelisk Road to 126	Change to be made	Text changed
Text change. Show 131 Obelisk Road as 'Residential Multiple Occupation', (page 23)	Change to be made	Text changed
Similar protection should be afforded to the 'High street' (Victoria Road).	Victoria Road was considered as part of the assessment and analysis of the area. Unfortunately too many changes have occurred to both the built environment and the public realm for it to be considered for inclusion.	Victoria Road to be omitted.
Agrees that restrictions should be placed on future development, especially with regard to: <ul style="list-style-type: none"> • Loss of front gardens • Unsympathetic extensions • Overdevelopment of flats 	Conservation area status ensures that applications for new developments are looked at in relation to the character appraisal.	None required
Guidelines should not be retrospective	Agreed	None required
Archery Gardens recreation ground mistakenly identified as Mayfield Park (page 5).	Change to be made	Text to be changed in final document
Mistake in text regarding original Lankester and Crook chimneys (page 12)	Change to be made	Reference deleted
12 Oak Road incorrectly identified as 2 Oak Road (page 14).	Should be 18 Oak Road	Text changed

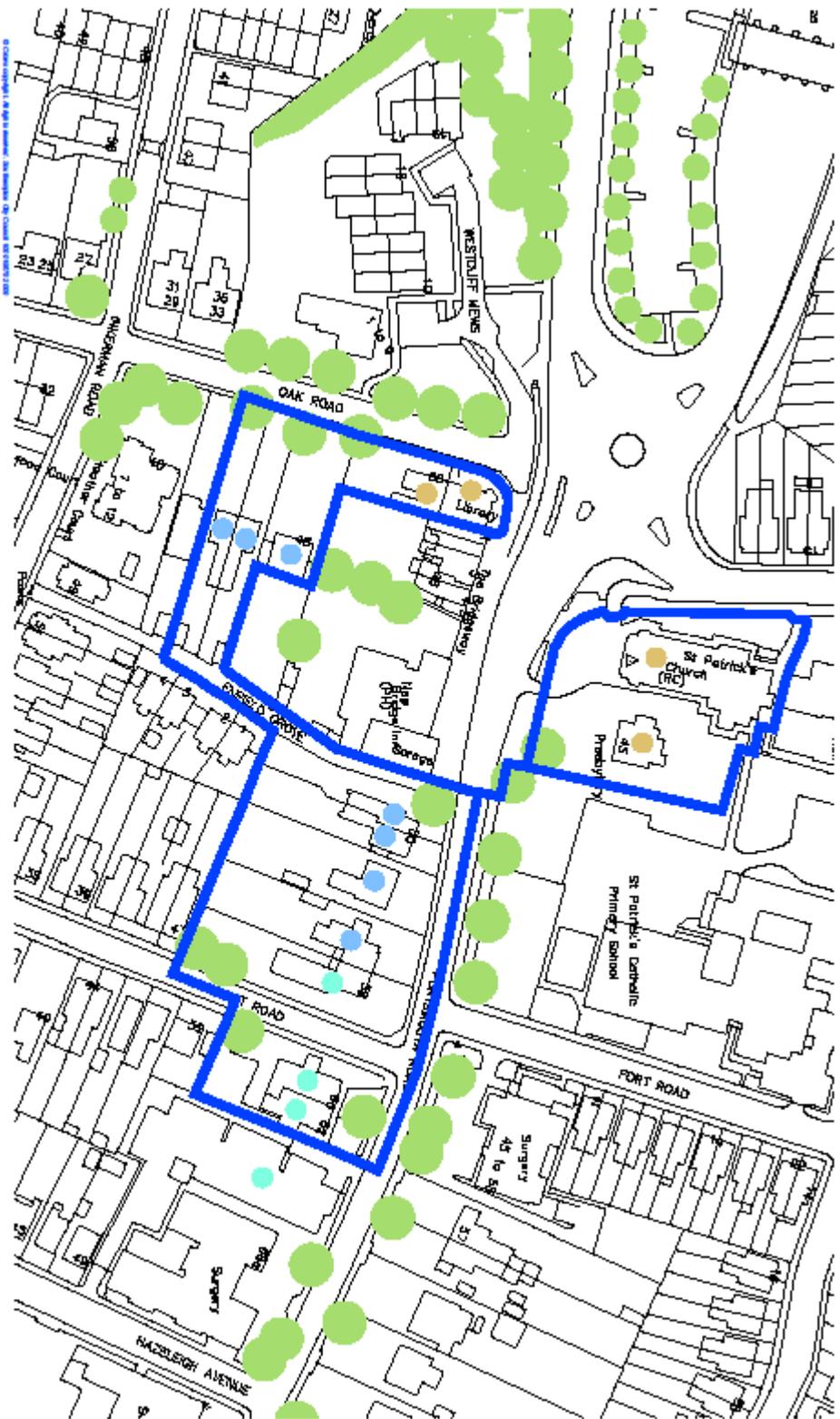
7 Oak Road mis-identified as 6 Oak Road (Photographic Record of Properties)		Text to be changed prior to publication
Amend 3.4.1.7, para 2, from '...state of disrepair of the Roynon Dance Centre' to '...structural decay of 18, Obelisk Road'.	Change to be made	Text changed
Amend 3.4.2.1 item 1 from 'Hazeleigh Road' to 'Hazeleigh Avenue'.	Should be West Road	Text changed
Amend 47-49 Obelisk Road from <i>Late 19th Century</i> to <i>Mid 19th Century</i> (page 14).	Change to be made	Text changed
Amend text to clarify that No. 47 front door has been <i>obscured</i> by a UPVC porch, not <i>replaced</i> by one (page 14).	Change to be made	Text changed
Propose for inclusion 53, Weston Grove Road	Weston Grove Road was considered as part of the assessment and analysis of the area. Unfortunately too many changes have occurred to both the built environment and the public realm for it to be considered for inclusion.	It is recommended that this property is omitted.
Propose for inclusion 119,125,127 Swift Road	Swift Road was considered as part of the assessment and analysis of the area. Unfortunately too many changes have occurred to both the built environment and the public realm for it to be considered for inclusion.	It is recommended that these properties are omitted.
Propose for inclusion 113,115,129 Swift Road	Swift Road was considered as part of the assessment and analysis of the area. Unfortunately too many changes have	It is recommended that these properties are omitted

	occurred to both the built environment and the public realm for it to be considered for inclusion.	
Propose for inclusion most of the houses on the east side of Bedford Avenue	Bedford Avenue was considered as part of the assessment and analysis of the area. Unfortunately too many changes have occurred to both the built environment and the public realm for it to be considered for inclusion.	It is recommended that these properties are omitted

ITEM NO: 15 APPENDIX 2

Proposed extent of Conservation Areas.



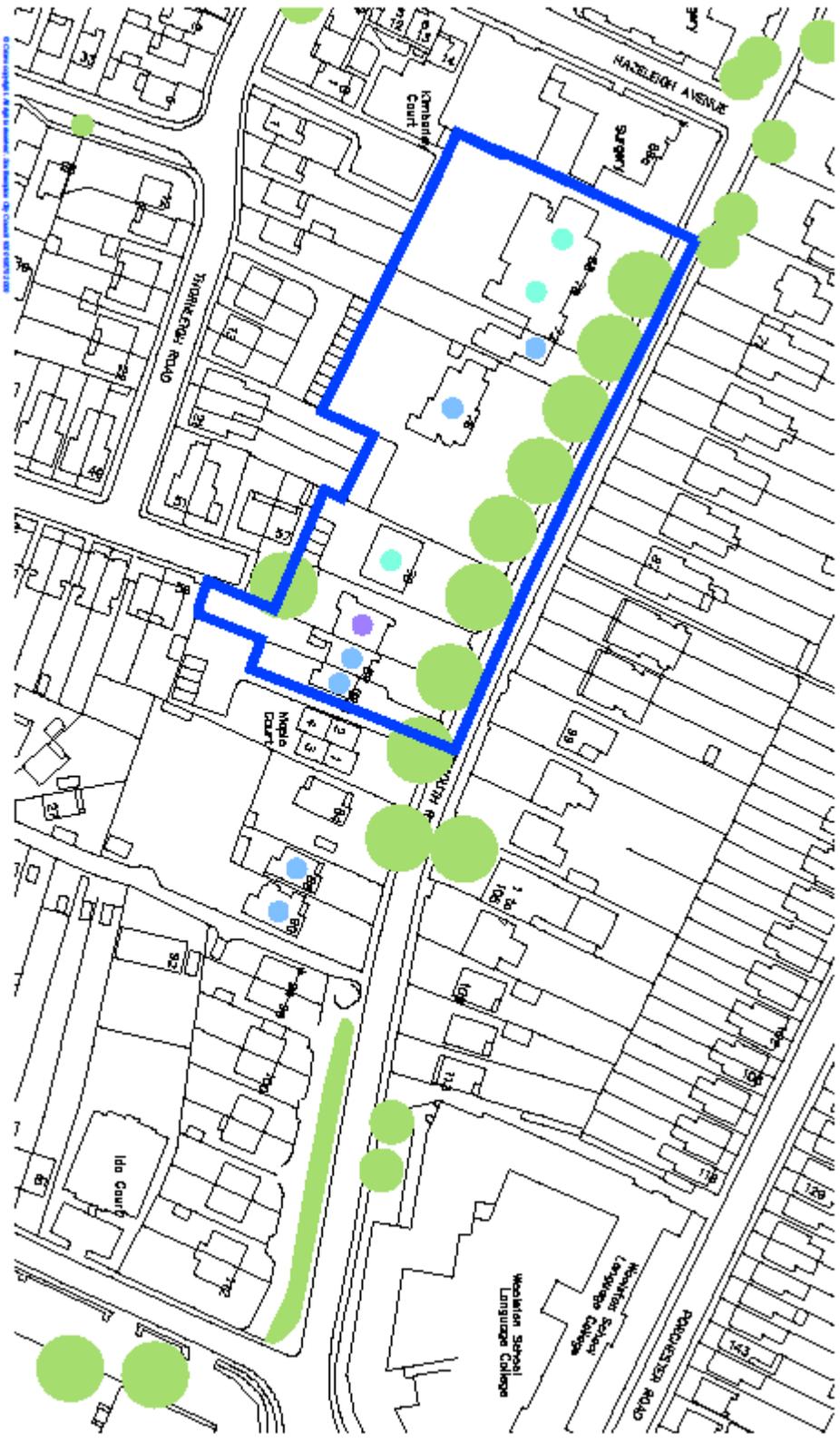


LANDUSES KEY

- M1 - MATURE
- M2 - SEMI-MATURE
- M3 - YOUNG
- D1 - DOMESTIC
- D2 - COMMERCIAL
- D3 - INDUSTRIAL
- D4 - RECREATION
- D5 - OPEN SPACE
- D6 - WATER
- D7 - OTHER

**OLD WOOLSTON 3 CONSERVATION AREA
AS PROPOSED**





**OLD WOOLSTON 4 CONSERVATION AREA
AS PROPOSED**

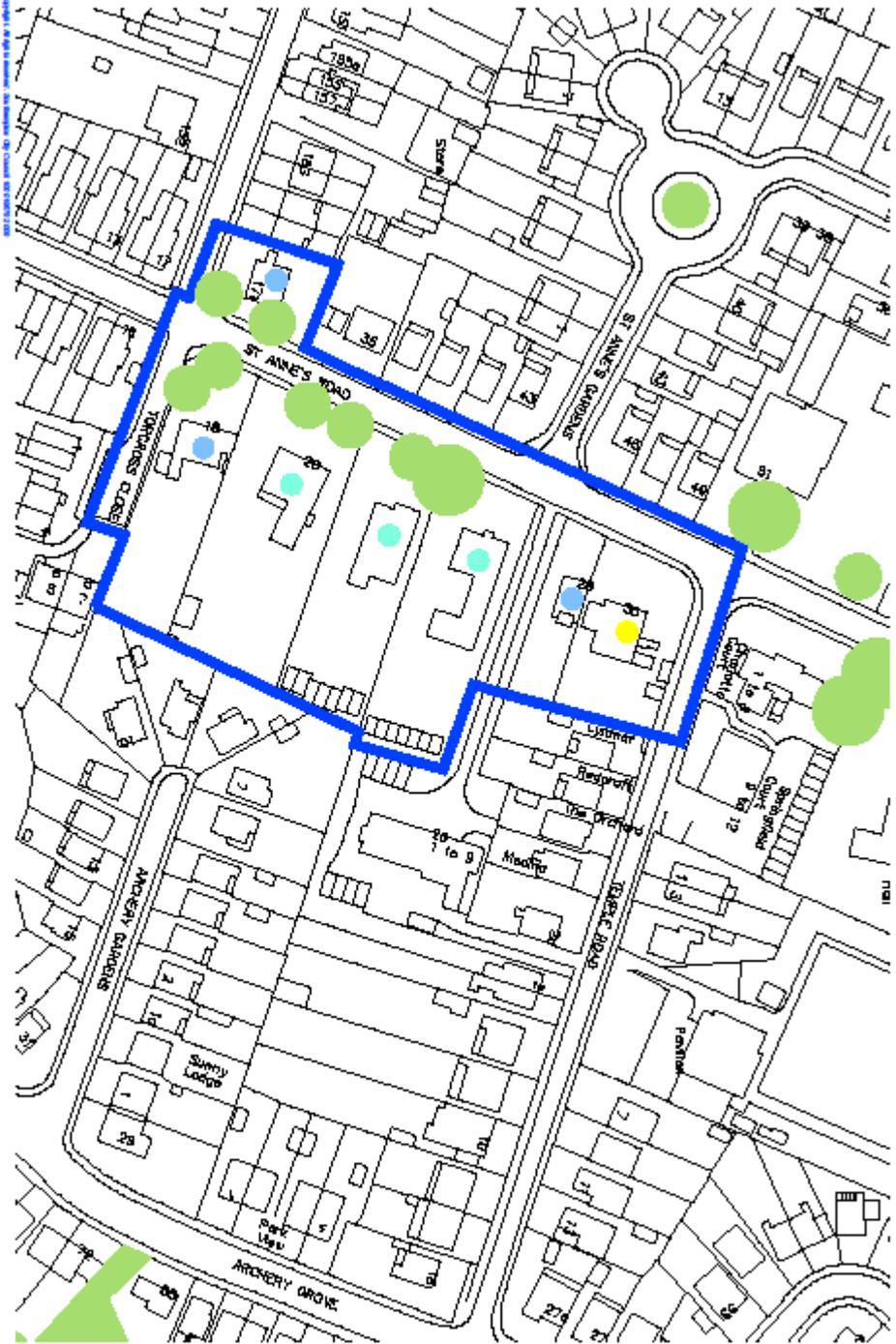
SCALE 1:1250

- LANDUSES KEY**
- A1 STORE
 - A1 RESTAURANT
 - B1 RESIDENTIAL
 - C1 RESIDENTIAL (DETACHED)
 - C2 RESIDENTIAL (SEMI DETACHED)
 - D1 INDUSTRIAL
 - A2/3 INDUSTRIAL (MANUFACTURE)
 - B2/3 INDUSTRIAL (WAREHOUSES)
 - L1 LEISURE/CREATIVE
 - L2 LOCAL (RECREATION)
 - C3 RESIDENTIAL (SMALL DETACHED)



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- LANDUSES KEY**
- A1 - RESIDENTIAL
 - A2 - RESIDENTIAL
 - A3 - RESIDENTIAL
 - A4 - RESIDENTIAL
 - A5 - RESIDENTIAL
 - A6 - RESIDENTIAL
 - A7 - RESIDENTIAL
 - A8 - RESIDENTIAL
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ST. ANNE'S ROAD CONSERVATION AREA

AS PROPOSED

