

**Application Number: 15/10241** Listed Building Alteration

**Site:** ELINGFIELD HOUSE, 26 HIGH STREET, TOTTON SO40 9HN

**Development:** One & two-storey side extension; boundary wall; parking; ramp; barrier; landscaping; access; form two openings to extension  
(Application for Listed Building Consent)

**Applicant:** Mrs Hollingworth

**Target Date:** 20/04/2015

**1 REASON FOR COMMITTEE CONSIDERATION**

Contrary Town Council view

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Built up area  
Listed building

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Core Strategy**

Objectives

- 1. Special qualities, local distinctiveness and a high quality living environment
- 6. Towns, villages and built environment quality

Policies

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

**Local Plan Part 2 Sites and Development Management Development Plan Document**

DM1: Heritage and Conservation

**4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

Section 38 Development Plan  
 Planning and Compulsory Purchase Act 2004  
 National Planning Policy Framework  
 NPPF Ch. 7 - Requiring good design  
 NPPF Ch. 12 - Conserving and enhancing the historic environment  
Section 66 General duty as respects listed buildings in exercise of planning functions.  
Planning (Listed Buildings and Conservation Areas) Act 1990

**5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

SPG - Totton Town Centre - Urban Design Framework

**6 RELEVANT PLANNING HISTORY**

97907 - (LBC) two-storey extension, access ramps, 2m high boundary wall.  
Granted 9.2.12

**7 PARISH / TOWN COUNCIL COMMENTS**

Totton and Eling Town Council - recommend refusal due to concerns over car parking. Consider extension acceptable.

**8 COUNCILLOR COMMENTS**

None received

**9 CONSULTEE COMMENTS**

9.1 Ministry of Defence - no safeguarding objections

9.2 Environmental Design (Conservation) - raise some concerns but accept there is an exant consent

**10 REPRESENTATIONS RECEIVED**

None

**11 CRIME & DISORDER IMPLICATIONS**

None

**12 LOCAL FINANCE CONSIDERATIONS**

Local financial considerations are not material to the decision on this application.

**13 WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and pro active approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.

- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

## 14 ASSESSMENT

- 14.1 The site lies within the built up area of Totton in the Town Centre. It is a Grade II listed property which has been in use as a nursing home for several years. The area is mixed and contains large industrial units, commercial premises, a Council owned car park and residential properties. The proposal entails the provision of a part two storey and part single storey extension, boundary wall, ramp, barrier and associated internal alterations.
- 14.2 This application follows the granting of the previous scheme which was extant at the time of the submission of this scheme. The application has not been supported with information as to why the extensions are required although this was covered previously. However, the recent permission for the same development is material to the consideration of this proposal.
- 14.3 However, of significance to the listed building are the proposed openings at ground and first floor level to facilitate access from the existing building into the extension and the proposed alterations to the main staircase. At present, the staircase has a stair lift attached and as part of the proposals, this would be removed and a lift provided in the new extension. This is considered to be a benefit to the building and would enable the restoration of the staircase.
- 14.4 The proposed new openings to facilitate the link between the existing building and the proposed extension would have an acceptable impact on the fabric of the Listed Building.
- 14.5 The extension is marginally subservient to the main building and has been designed to be distinct from the old building through the proposed link and set back. The details of the brick work in terms of corbelling, dentil courses and the parapet wall are important, together with the joinery of the proposed windows and rooflight.
- 14.6 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the

rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

## 15. RECOMMENDATION

### GRANT LISTED BUILDING CONSENT

#### Proposed Conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans: biodiversity checklist, Planning Design and Access Statement, 09/504/11.B, 09/504/12.A, 09/504/02, 09/504/01, 140911/A.

Reason: To ensure satisfactory provision of the development.

3. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies CS2 and CS5 of the Core Strategy for the New Forest District outside the National Park.

4. Before development commences, the following details shall be submitted to, and approved by the Local Planning Authority.

- a) Typical joinery details including all new windows;
- b) Brick detailing to include the parapet, corbels, window arches and dentil courses; and

- c) Restoration works to the main staircase including the removal of the stairlift

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the Listed Building in accordance with policy DW-E18 of the New Forest District Local Plan First Alteration.

- 5. Before development commences, a sample panel of brickwork showing the brick, bond, mortar and joint details shall be made available on site for the inspection and approval by the Local Planning Authority. Development shall only take place in accordance with those details that have been approved.

Reason: To protect the character and architectural interest of the Listed Building in accordance with policy DW-E18 of the New Forest District Local Plan First Alteration.

- 6. No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

#### **Notes for inclusion on certificate:**

- 1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

#### **Further Information:**

Major Team

Telephone: 023 8028 5345 (Option 1)