

**BURSLEDON, HAMBLE-LE-RICE AND HOUND LOCAL AREA
COMMITTEE**

Thursday 3 July 2008

CABINET

Thursday 10 July 2008

HAMBLE CONSERVATION AREA –

APPRAISAL OF CROWSPORT ESTATE, HAMBLE- LE-RICE

Report of the Head of Regeneration and Planning Policy

RECOMMENDATIONS

Bursledon, Hamble-le-Rice and Hound Local Area Committee

Following the referral back to the Area Committee of this matter, members are requested to review their previous recommendation that the CrowSPORT Estate, Hamble-le-Rice, be not designated as part of the Hamble Conservation Area and recommend to Cabinet accordingly.

Cabinet

Subject to the views of the Bursledon, Hamble-le-Rice and Hound Local Area Committee, it is recommended that Cabinet reviews the previous decision that the CrowSPORT Estate, Hamble-le-Rice, be not designated as part of the Hamble Conservation Area.

Summary

Following the decision of Cabinet at the meeting on 15 May 2008, with the support of the Bursledon, Hamble-le-Rice and Hound Local Area Committee, that the CrowSPORT Estate should not be designated as part of the Hamble-le-Rice Conservation Area, members have asked that the decision be reviewed. I attach my report to those meetings. I have nothing further to add to that report and my recommendation that the Estate should not be included within the Conservation Area remains unchanged.

Statutory Powers

Planning (Listed Buildings and Conservation Areas) Act 1990 Sections 69 and 70.

Commentary

1. A copy of the report to the Bursledon, Hamble-le-Rice and Hound Local Area Committee on 10 April 2008 and to Cabinet on 15 May 2008 is attached as an appendix to this report. Cabinet resolved, with the support of the Local Area Committee, not to extend the Hamble Conservation Area to include the Crowsport Estate. Subsequently, however, members have asked that the matter be reconsidered at the request of the Hamble-le-Rice Parish Council which is of the view that the Crowsport Estate should be included in an extended Hamble Conservation Area.
2. I have nothing further to add to my previous report and my recommendation to the Area Committee and to Cabinet that the Estate should not be designated as part of the Conservation Area remains unchanged. The previous report includes details of the public consultation on this matter, information about the evolution of the Crowsport Estate and on the effect of Conservation Area designation generally.
3. A firm conclusion on this matter will enable other agreed changes to the Hamble Conservation Area to be concluded as resolved by Cabinet on 17 May 2007 and the Area Committee on 24 May 2007.

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Appendices Attached: One
Report No: PP00045

LOCAL GOVERNMENT ACT 1972 – SECTION 100D

The following documents disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report:

See previous report

Appendix

BURSLEDON, HAMBLE-LE-RICE AND HOUND LOCAL AREA COMMITTEE

Thursday 10 April 2008

CABINET

Thursday 15 May 2008

HAMBLE CONSERVATION AREA –

APPRAISAL OF CROWSPORT ESTATE, HAMBLE-LE-RICE

Report of the Head of Regeneration and Planning Policy

RECOMMENDATIONS

Bursledon, Hamble-le-Rice and Hound Local Area Committee

In the light of the detailed appraisal of the area and the response to the public consultation on this matter it is recommended that the CrowSPORT Estate, Hamble-le-Rice, be not designated as part of the Hamble Conservation Area and that the Local Area Committee recommends to Cabinet accordingly.

Cabinet

Subject to the views of the Bursledon, Hamble-le-Rice and Hound Local Area Committee, it is recommended that the CrowSPORT Estate, Hamble-le-Rice, be not designated as part of the Hamble Conservation Area.

Summary

Prior to adoption of the Hamble Conservation Area Appraisal as a Supplementary Planning Document, Members resolved that a paper proposing the extension of the Hamble Conservation Area to include the CrowSPORT Estate be the subject of public consultation.

On the basis of an appraisal of the Estate and the consultation response received it is concluded that the boundary of the Hamble Conservation Area should not be extended to include the CrowSPORT Estate.

Statutory Powers

Planning (Listed Buildings and Conservation Areas) Act 1990 Sections 69 and 70.

Introduction

1. At the meeting on 17 March 2007, Cabinet considered a report on the response to public consultation on the Hamble Conservation Area Appraisal. It was resolved, subject to the views of the Bursledon Hamble-le-Rice and Hound Local Area Committee (meeting on 24 May 2007), that:
 - Subject to minor changes (described in the report) following consultation, the Conservation Area Appraisal be adopted as a Supplementary Planning Document.
 - A further appraisal of the Crowsport Estate be undertaken and consultation be carried out with a view to its designation as part of the Conservation Area.
2. This resolution was subsequently endorsed by the Local Area Committee.
3. The appraisal of the Crowsport Estate was considered by Cabinet on 6 September last when it was resolved, again subject to the views of the Local Area Committee, that public consultation on the designation of the Crowsport Estate as part of the Hamble Conservation Area be undertaken.
4. Again, the Local Area Committee, at the meeting on 27 September, endorsed the Cabinet decision.

Public Consultation

5. The appraisal of the Crowsport Estate was published and made available for a six week consultation period that ended on 30 November 2007. Copies of the appraisal were sent to the Parish Council, residents on the Crowsport Estate, English Heritage, the Environment Agency and Natural England.

Comments Received

6. Thirteen comments have been received which compares well to the single comment received on the Hamble Conservation Area appraisal.
7. Numerically the comments are summarised as follows:-

The Parish Council supports the proposed extension of Hamble Conservation Area to include Crowsport Estate.

Three residents of Crowsport Estate support the proposal.

Seven residents of Crowsport Estate do not support the proposal.

One Hamble resident supports the proposal.

One comment from outside Hamble does not support the proposal.

Of the thirteen comments received, eight are not in favour and five are in favour of the proposal.

Content of Comments

8. Summary of comments in favour of the proposal:

- Parish Council supports the proposed extension.
- Generally in favour: the Estate is different from the rest of Hamble.
- Any new development must be in keeping and any second storey development be limited and not interfere with neighbours.

Support proposals

- Unique character must be conserved.

Comments not in favour

- The whole point of Cubist Crowsport architecture is that it is single storey. This character has been destroyed.

Against Conservation Area Designation

- There are more houses with planning permission to have upper floor extensions. If first floor extensions are to be limited are ground floor extensions going to be limited also?
- Designation as a conservation is an area unnecessary restriction. Estate has been adequately managed.
- Good proposal if this proposal was adopted twelve years ago.
- Find it difficult to argue for a conservation area.
- Pointless exercise, if MDL's activities are not included.
- Conservation Area represents unwarranted interference.
- No merit in conservation area proposal.

Commentary

9. If the consultation is to be judged according to the numerical response and the arguments made, a conclusion has to be drawn that there is not a majority or a substantive argument in favour of extending the Hamble Conservation Area

to include the Crowsport Estate. The question that needs to be asked of this exercise is – ‘what would we be trying to conserve?’

10. The original concept of Crowsport was to develop an estate of distinctive single storey houses in an Art Deco style designed to provide modest accommodation for weekend rather than permanent occupation. The quality of construction reflected this intended usage.
11. As the Estate evolved the houses become permanent homes and the need for additional accommodation arose. The extent of these changes was set out in the appraisal.
12. The Estate has a separate identity both in terms of architecture and history from the rest of Hamble. The opportunity to conserve the original architectural interest of the Estate has passed. The majority of the consultation responses reflect concern about the robustness of the case for designation.
13. The Crowsport Estate is subject to policy 184.LB of the adopted Eastleigh Borough Local Plan which states that:

“In order to protect the special character of Crowsport, development, including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of the existing development”.
14. The Council’s recently adopted Character Area Appraisal Supplementary Planning Document for Bursledon, Hamble-le-Rice and Hound identifies the distinctive character of Crowsport (Character Area: BHH35). The Appraisal provides guidance on the form, style, architectural detailing and materials of any development proposed which supports the Local Plan policy quoted above.
15. Conservation Area designation demonstrates a recognition by the local planning authority that a particular locality has architectural or historic interest, the character of which it is considered desirable to preserve or enhance. As is the case with the Crowsport Estate, it is not necessary for individual buildings within the area to be of sufficient interest to justify being listed as building of special architectural or historic interest.
16. Conservation Area status provides the planning authority with additional armoury to prevent inappropriate development and to protect the character of the area:
 - Conservation Area status itself provides increased justification for refusing development considered inappropriate.
 - There are some additional limitations on development that may be carried out as permitted development (ie without requiring planning permission) eg. Domestic extensions must be smaller to constitute permitted development in a Conservation Area.

- Consent is required to remove trees, even if they are not protected by a Tree Preservation Order.
17. However, without applying additional controls, such as Directions under Article 4 of the GPDO (which are available both in and out of Conservation Areas) many alterations to domestic properties, such as replacement windows and doors, small porches or new roofing materials, may be carried out both inside and outside a Conservation Area.
 18. Conservation Area status does not impose any sort of ban on new development and must not be used simply as a justification for resisting appropriate new development, extensions and alterations, where they would not adversely affect the character of the area. The Council must also be careful not to dilute the concept of Conservation Areas by seeking to designate areas that do not possess a real and identifiable historic or architectural interest.

Financial Implications

19. The designation by a local planning authority of a Conservation Area carries with it some implication that the Council will, in recognition of the special character of the area, devote resources to support the preservation and enhancement of the area.

Risk Management

20. There are no risks for the Council in a decision to designate or not to designate the Crowsport Estate as an extension to the Hamble Conservation Area.

Conclusions

21. Thanks to the era in which it was originally built and the fact that it was put together by a single developer, the Crowsport Estate has a specific and distinctive character. Much of the original character that would have given the Estate real architectural and historic interest has, however, been eroded by the changing nature of the development and by the many alterations and extensions carried out over the years.
22. The distinctive character of the Estate has been recognised in the Council's Local Plan by the designation of Special Policy Area status (policy 184.LB – paragraph 13 above) and in the recently adopted Character Area Appraisal (BHH35 - paragraph 14 above). Hamble-le-Rice Parish Council and some residents of Crowsport support Conservation Area designation. A significant majority of those residents responding to consultation do not, however, support Conservation Area designation.
23. An appraisal of the architecture, history and character of the Crowsport Estate was contained in the report to Cabinet on 6 September last. Members may wish to view the Estate to assess its architectural and historic interest for themselves. Members may judge that the Crowsport Estate

retains a distinctive and special character that justifies Conservation Area status and increased efforts by the Council to 'preserve and enhance' that character. It is my view that the distinctive character of the Crowsport Estate justifies the Special Policy Area designation and the particular attention accorded to it in the Character Area Appraisal. This character is not, however, considered to be of sufficient architectural or historic interest to warrant Conservation Area designation.

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Appendices Attached: None
Report No: PP00032

LOCAL GOVERNMENT ACT 1972 – SECTION 100D

The following documents disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report:

This document has been based on the consultation responses received.