

3/20/2371/HH: 11 Port Hill, SG14 1PJ
Response from the Chair, Bengoe Neighbourhood Area Plan

1. The above property falls within the Bengoe Neighbourhood Area Plan boundary. The Plan is at the Examination stage and the expectation is that it will go to public referendum in May 2021.

Listed Buildings

2. It's noted that 11 Port Hill is a Grade II Listed building: one of more than a hundred listed buildings and structures in the Plan Area. Criterion I in Neighbourhood Plan Policy HBC3: Listed Buildings and Structures says: -

'Development proposals which affect designated heritage assets in the Neighbourhood Plan Area, including listed buildings and structures, will be permitted provided that they preserve or enhance the significance of the asset and its setting.'
3. Other than the loss of a covered parking space, there are no particular concerns from a listed building perspective, regarding the proposed demolition of the garage. The garage is detached from the main building and is not listed.
4. It's noted that the proposed single-storey extension would be constructed using Imperial reclaimed stock brick, including bonding, to match existing brickwork, and natural slate roof tiles to match existing tiles. The use of such materials, in tandem with a sympathetic design, should result in the proposed extension preserving the significance of the main building.
5. Although number 11 Port Hill is adjacent to a row of taller listed buildings to the south, the proposed extension would be single-storey, and relatively modest in scale. The images provided as part of this planning application indicate that the significance of the surrounding setting would be preserved.

Vehicle Parking

6. It's noted that three new parking spaces are proposed, to replace those lost (including one on-road space) from the demolition of the garage and the widening of the crossover. The proposed front garden parking space would not enhance the aesthetic appearance of the east façade of number 11, but it's vital that this development does not add on-road parking pressure to Port Hill, particularly given the simultaneous planning application for three new dwellings on the adjacent site.
7. The proposed provision of an electric car charging point is welcome. Neighbourhood Plan Policy HBT5: Parking says –

'Provision of electric car charging points in car parks and other developments will be supported.'

Trees

8. The proposed removal of front garden trees (rowan, silver birch and lime) to accommodate a wider crossover is regrettable. Criterion IV in Neighbourhood Plan Policy HBN4: Nature Conservation says –

'Removal of unprotected trees during development should be accompanied by a tree survey and report. Replacement of trees with native species, in suitable locations, will be encouraged.'

This criterion should be met before a decision on planning approval is made.

Chair, Bengoe Neighbourhood Area Plan