

Single Storey
Side Extension

Rosewood
High Street
Bursledon

Supporting and Heritage Statement

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1.0 INTRODUCTION

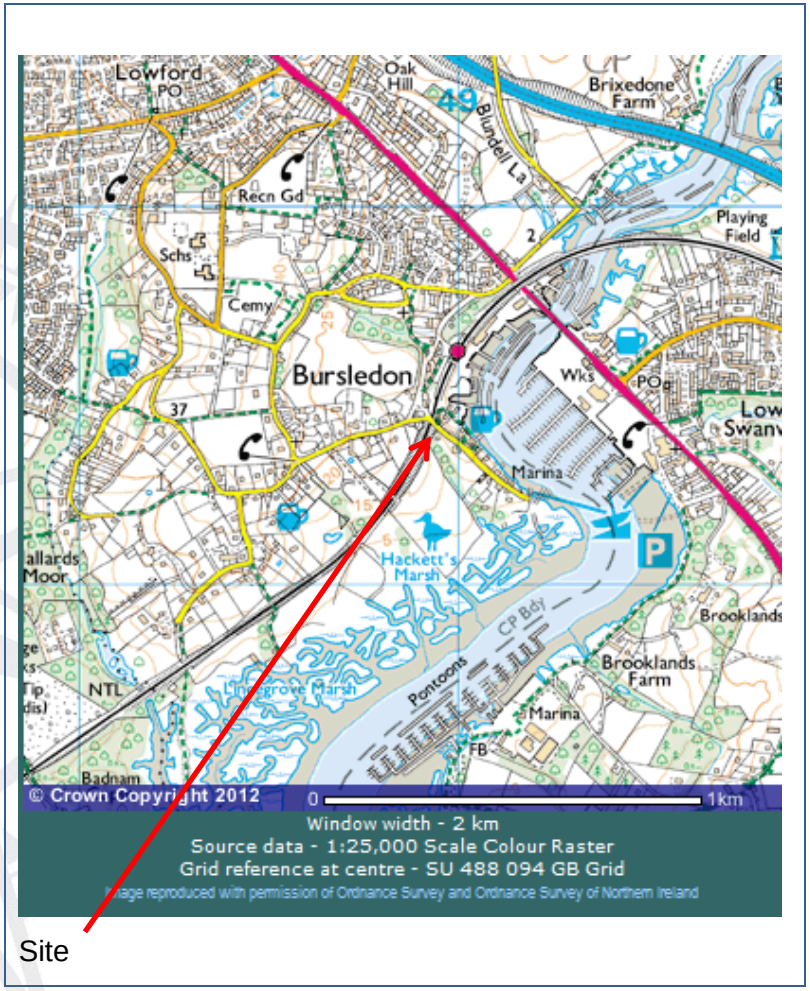
1.1 Southern Planning Practice has been instructed by Mr Coleman to submit a planning application for a single storey side extension to Rosewood

1.2 Rosewood is a single storey detached building on the north side of High Street just east of the junction with Station Hill

1.3 The dwellinghouse is set back from the road and is slightly higher and is situated at an oblique angle from high Street. It is situated to the rear of Yew Tree Cottage and is accessed via a separate drive alongside this property. The drive leads to a detached garage which is adjacent to the front of the dwellinghouse.

1.6 There is a large patio to the side and rear and there are a number of trees along the northern boundary

1.7 Due to the orientation and the set back from the road there is only a glimpsed view of Rosewood.



1.8 Rosewood is a grade II listed building and is located within the Bursledon conservation Area.

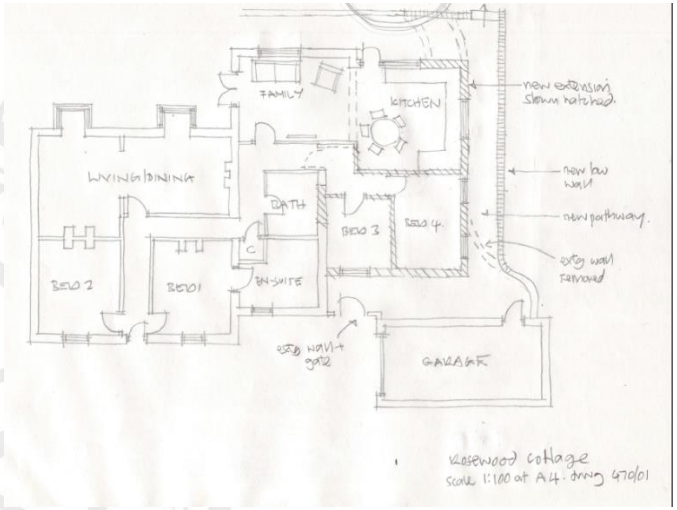
2.0 PLANNING HISTORY

2.1 The following applications relate to the site: -

Number	Description	Decision/Date
N/05/54769	Prior notification of intent to fell 1No. Cherry and 1 No. Yew and crown lift to 5M 1No. Copper Beech	RAISE NO OBJECTION 21/09/05
L/04/52900	Erection of single storey side extension, following demolition of existing lean - to. Construction of detached garage, following demolition of existing and alterations to frontage boundary wall	Permit 15/02/05
L/04/52901	Listed building consent: Erection of single storey side extension, following demolition of existing lean to and Internal alterations. Construction of detached garage, following demolition of existing and alterations to frontage boundary wall	GRANT LISTED BUILDING CONSENT 15/02/05

2.2 A pre application enquiry was undertaken and the council raised concerns about the size of the proposed extension as shown on the adjacent plan.

2.3 There were concerns about the scale and the proximity to the tree at the rear, however the officer indicated that a smaller extension would be preferable. Subsequently a further pre-app was undertaken indicating a smaller extension with the rear part (kitchen removed).



2.4 The comment from the officer was as follows: -

1. This amendment reduces the footprint, avoids the tree and being in keeping with the original character is an acceptable proposal.

2. It appears as subservient to the existing building and is tucked away to the right behind the garage and link wall, but takes the allowable extensions to the limit. This should be the last extension allowed to this building.

3.0 PROPOSAL

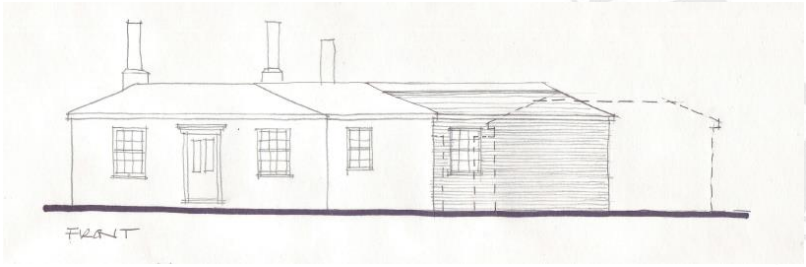
3.1 The proposal is for a single storey side extension.

3.2 The side extension would be located to the north of the existing side extension and to the rear of the garage.

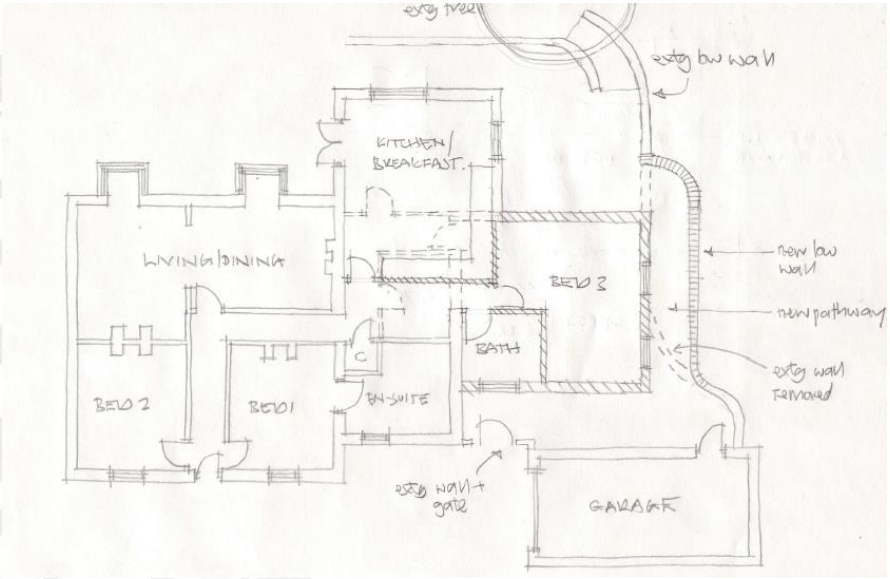
3.3 The footprint of the extension would be 38 sq mts.

3.4 The height of the roof is 3.7mt.and to eaves is 2.8mts.

3.5 The extension would be set in from both the front (1.5 mts) and from the rear (0.5mts.)



3.6 Materials would match the existing extension



4.0 POLICY

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011): -

Policy 1: CO - limits development in the countryside unless it meets the criteria in other policies of the plan.

Policy 9.CO - allows extensions to dwellings in the countryside subject to a number of criteria. The most relevant of these to this proposal are:
(iii) the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or its plot.
(iv) The design of the extension should not materially worsen the impact on its immediate surroundings.

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Policy 169.LB permits extensions to buildings in Conservation Areas provided the proposal preserves or enhances and does not detract from the character and appearance of the Conservation Area; the mass, form and materials are appropriate to the existing and adjoining buildings; architectural details of value are retained and that the proposal does not generate excessive traffic, parking or noise or cause harm to the local environment.

Policy 174.LB The alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.

Policy 179.LB seeks to protect the special loose knit character of Old Bursledon and ensure the retention of existing open areas. It states that further development within the special policy area will be refused with the exception of replacement dwellings, appropriate extensions and changes of use that respect and enhance the character of the Special Policy Area. The policy's preamble states that as a guide the council is unlikely to support extensions to existing dwellings that exceed 15% in their original external floor space. The Special Policy area is described in further detail in the Hamble-le Rice & Hound Character Area Appraisal.

SUPPLEMENTARY PLANNING GUIDANCE :

- Quality Places
- Residential Parking Standards

CHARACTER APPRAISAL AREA

- Bursledon, Hamble-le-Rice and Hound Character Area 23:

SPECIAL POLICY AREA

- Old Bursledon Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

- National Planning Policy Framework

5.0 HERITAGE STATEMENT



1. 5230 BURSLEDON HIGH STREET (north side) Rosewood SU 40 NE 8/56 II 2. C19. A single-storeyed dwelling set back to the north of above. Hipped slate roof, 'Tudor' stacks. Brick walls in Flemish bond (red with blue headers).

5.1 The extension has been designed to mirror the existing extension.

5.2 The extension would not be visible from the road.

5.3 It is considered that the extension would not have a detrimental impact on the character or appearance of the listed building or the conservation area.

6.0 RATIONALE FOR THE DEVELOPMENT

6.1 Even with the previous side extension the property only contained two bedrooms. It is not capable of beneficial family use.

6.2 The extension would provide two extra bedrooms to enable individual children's bedrooms.

6.3 It is recognised that the policy restricts additional floorspace however this is to protect the character of the area it is not a small dwellings policy. The policy does allow for *appropriate extensions.*

6.4 It should be noted that the original building footprint was only 93 sq mts. The earlier extension, which required removal of a large part of the original dwelling, provides a current total dwelling footprint of 108sq.mts. This is still very modest in relation to the much larger properties in Old Bursledon. What is proposed now is a further 30sq. mts. Total footprint would still only be 138sq. mts. The development would provide family dwelling with individual bedrooms.

6.5 The key issue in relation to the policy is that the proposal will preserve the character and appearance of the conservation area.

6.6 In terms of design, the extension is subservient to the extension and discreet in its positioning. The roof is triple pile to reduce the height and remain in keeping with the design of the original building.

6.7 The subservience and location of the extension would ensure that the character of the original cottage would not be subsumed by the extensions. It is considered that the development will not lead to substantial harm to or total loss of significance of a designated heritage asset.

6.8 The NPPF states that: -

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

6.9 The development will enable the property to be used as a family dwelling which is the optimum viable use for a dwelling in this location

7.0 CONCLUSION

7.1 The proposal is for a modest side extension to provide a family dwelling.

7.2 The location and design of the extension would not harm the character or appearance of the listed building or the conservation area.

7.3 The proposal would not harm interests of acknowledged importance and therefore the proposal should be granted permission.