

Planning Statement – Barn Court, High Street, Old Bursledon, SO31 8DL



This statement supports a Planning Application at Barn Court, High Street, Old Bursledon, SO31 8DL

N/15/77649

Application Status - Decided Raise No Objection To

Application Type - Notification of proposed works to trees in conservation areas

Site Address - Land to the rear of Barn Court, High Street, Bursledon, Southampton SO31 8DL

Proposal Notification of intent: Clearance of all regrowth from railway embankments

Specialist Tree Officer

Date Received

27/11/2015

Date Valid

27/11/2015

Applicant Name - Mr B Wright

Applicant Address - Barn Court, High Street, Bursledon, Southampton SO31 8DL

Agent Name - Mr B Nash

Agent Address - Nash Contract Services, Strawberry Field, Silchester Road, Tadley RG26 3TD

Ward - Bursledon and Old Netley

Parish - Bursledon CP

Constraints

Consultation Period Ends

Decision Level/Committee - Delegated Decision

Statutory Decision Date

08/01/2016

NC/20/88955

Application Status - Decided Raise No Objection To

Application Type - Notification of proposed works to trees in conservation areas

Site Address - BARN COURT, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

Proposal - Notification of Intent. 1 no. Sycamore (T7) - Fell.

Specialist - Matthew Strand

Date Received

07/10/2020

Date Valid

07/10/2020

Applicant Name - Barry Wright

Applicant Address - BARN COURT, HIGH STREET, BURSLEDON, Southampton SO31 8DL

Agent Name - Mr Bradley Nash

Agent Address - Strawberry Field Silchester Road, Tadley, RG26 3TD

Ward - Bursledon & Hound North Ward

Parish - Bursledon CP

Constraints

Consultation Period Ends

11/11/2020

Decision Level/Committee - Delegated Decision

Statutory Decision Date

18/11/2020

NC/21/91960

Application Status - Decided Raise No Objection To

Application Type - Notification of proposed works to trees in conservation areas

Site Address - BARN COURT, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

Proposal1 no. Horse Chestnut (T1) - Fell to ground level, replace with selected species close by.

Specialist - Matthew Strand

Date Received

18/11/2021

Date Valid

24/11/2021

Applicant Name - Mr and Mrs Wright

Applicant Address - BARN COURT, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

Agent Name - Mr Richard Daubeney

Agent Address - 12 PEGASUS CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4QZ

Ward - Bursledon & Hound North Ward

Parish - Bursledon CP

Constraints

Consultation Period Ends

15/12/2021

Decision Level/Committee - Delegated Decision

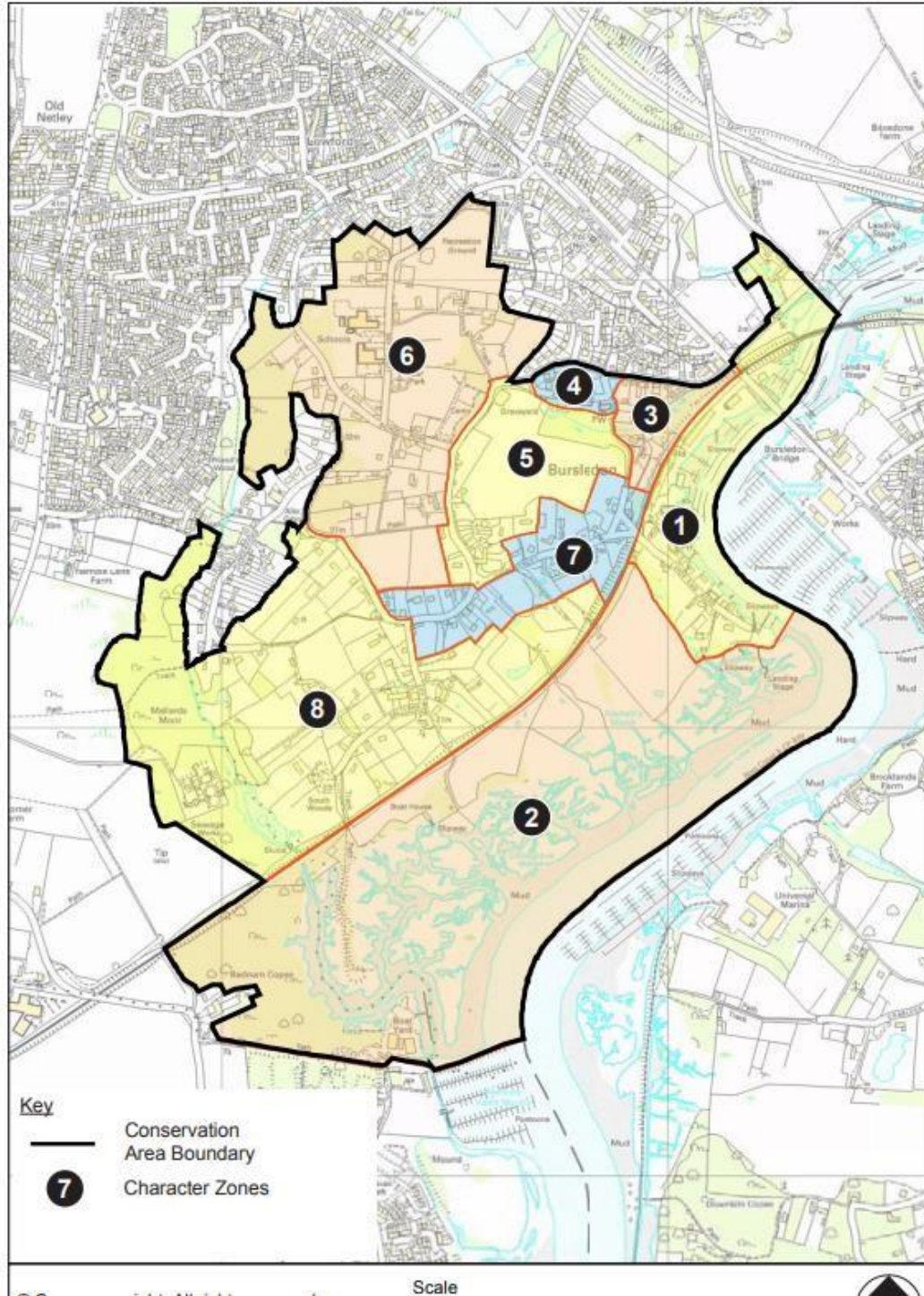
Statutory Decision Date

05/01/2022

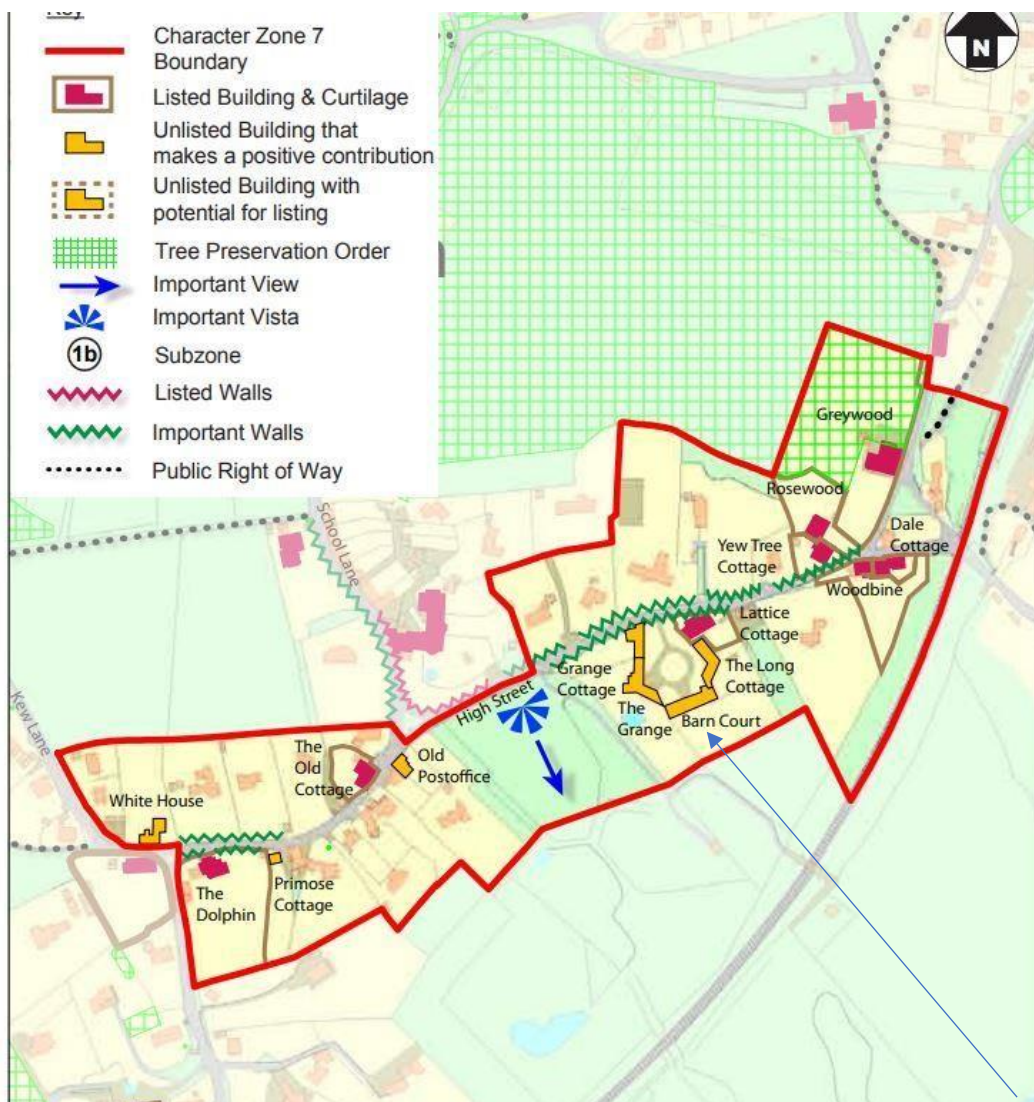
LOCATON & CONTEXT

Barn Court lies within Zone 7 – High Street – This zone forms the centre of the conservation area and would have been the historic centre of the village.

Appraisal and Management Proposals



This zone forms part of the historic core of Old Bursledon, close to the Greyladies estate and is the most densely developed part of the conservation area. The proximity to each other, particularly from Primrose Cottage to the Old Post Office, means the space between the buildings is particularly important in ensuring visual separation and avoiding the creation of inappropriate and visually intrusive buildings. Although buildings are closer together, the boundary treatments tend to be brick and hard against the edge of the road, and the road is quite wide in places with a standard finish, this zone does not feel urban. It is the mix of historic buildings and boundary walls that draw the eye. The mature backcloth of trees and the range of planting provide a green setting that enhances the built form. A number of buildings in the character zone were restored and improved by Mrs Emmaline Shawe Storey. She added the elaborate chimneys on the roofs of The Long Cottage, Barn Court, the Grange and Grange Cottage. The interesting and unexpected historic features through this zone provide accents that contribute to the aesthetically pleasing, stimulating character of a historic affluent rural village centre.



Barn Court

Barn Court lies within Zone 7 of the old Bursledon Conservation Area the property is not listed, however it does make a positive contribution to the Area of Conservation.

RELEVANT POLICIES

Eastleigh Borough Local Plan (2011-2029)

Emerging Local Plan 2016-2036

- Policies within include S1, S7, S9, DM1, DM11, DM12, DM28, BU9

Supplementary Planning Documents

- Quality Places SPD
- Old Bursledon Conservation Area Character Appraisal – High Street Zone 7

PROPOSAL

Barn Court is part of an array of dwellings which consist of Grange Cottage, The Grange and The Long Cottage. Lattice is also located in close proximity.

The proposal is to construct a Garden Store to provide additional storage for garden essentials necessary for the residents of the dwelling. Additional storage is needed for the dwelling due to the large site which contains multiple different plants and hedges that are beneficial to the local wildlife. The building will be constructed of timber frame with oak cladding, a slate finish roof and hardwood windows. The building will be supported with piled foundations therefore minimal impact on the surrounding trees and wildlife.

The Long Cottage contains an existing outbuilding which is close to the boundary of Barn Court and near to the proposals discussed in this statement.

The proposed store would be located in front of the neighbouring outbuilding discussed above, therefore will not affect the view from the main dwelling of the neighbouring buildings and would have little to no impact to the surroundings.



Proposed location of new garden store – the building to the rear is the neighbouring outbuilding discussed above.



Perspective from existing access route from main dwelling to garden store.

ACCESS

The site would be served by the existing access route from the main dwelling to the existing store and green house.

LANDSCAPING

Landscaping is as existing, there are no proposed changes.

CONCLUSION

The proposed works do not amount to over development of the dwelling or the plot, nor is it disproportionate in scale or size to neighbouring dwellings. The proposed will simply enhance the living standards of the residents without having a negative impact on the neighbouring properties.