

H/22/93178 – Wayside, Kew Lane, Bursledon, SO31 8DG.

Context.

Wayside is set on the north-eastern side of Zone 8 adjacent to the junction of Zones 6 and 7 of The Old Bursledon Conservation Area, almost a storey above the road level. The nearest listed buildings are Walnut Tree Cottage and Dolphin House, which are either side of the top of Salterns Lane just round the corner.

The next-door property to Wayside's south-east, between it and Walnut Tree Cottage, is Thatched Cottage, now tiled but retaining the tell-tale swept eave over the northern dormer and noted in The Old Bursledon Conservation Area Appraisal document to be an '*unlisted building that makes a positive contribution.*'

In 2019 a planning application was made to add a porch to the entrance of this house but has not yet materialised and lapses in September.

The Proposal.

The idea is to replace an existing conservatory with a lean-to pitched roof, situated toward the rear of the road elevation, with a flat roofed masonry room of the same footprint but the finished roof level commensurate with the top level of the pitched roof.

Being pitched and sloping down toward the road, the existing roof melds into the adjoining hedge, so although seen from the road as one comes around the corner from the listed buildings, it does not stand out. Unfortunately a flat roof with a fascia at the higher level will do exactly that, due to the increased eastern elevation height and volume, not in keeping with the host building.

Policy BU7 in the recently adopted Local Plan states that '*Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted provided they: b. have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced.*'

This proposal will neither conserve or enhance this space by the house.

Conclusion.

While a flat roof of this nature is not acceptable here, I have no objection to the principle of the change. I suggest either a pitched roof in slate to match the house or a peripheral pitched roof in slate around a flat area behind it. These will be more sympathetic to the situation and look like a considered extension to the main house, to fit in with The Old Bursledon Conservation Area rather than an alien 'standard' extra bolted on to the side of the house.

Holding objection.

13.07.2022.

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