

H/22/93836 – 35 Goslings Turning, Bursledon, SO31 8LP.

Context.

This property is one of those built about five years ago in the Bursledon Windmill Conservation Area adopted in December 2011 on its eastern boundary. The nearest listed building is actually the Granary building within the grounds of the windmill which was relocated from Hiltonbury Farmhouse in Chandlers Ford in 1984. This one is listed Grade II but the other listed building is the windmill which is more important and listed Grade II* as being of national importance.

The Mill House, Ivor Lodge and the barn which is in the windmills grounds are all unlisted but noted as being of importance.

The Proposal.

The idea with this application is to alter the internal ground floor layout, dispensing with the garage as a space to take a car, and extending it on the north side at ground floor level only. The form of this is quite acceptable but the facing materials are noted as being brick and tile hanging with a tiled roof which is what the host structure is, however it does not say they are to match which is what they need to be, indeed some of the existing tile hanging will need to be removed for the extension so should be used on the front elevation at least. A slight variation on the roof will not notice so much due to the gap between it and the main roof.

One notices that there are two soil and vent pipes on the house, unfortunately both external. The building regulations say that only the head of the drain requires free venting to the external air, so it may be possible and indeed both visually beneficial and easier to build if this one was dispensed with right up above eaves level.

Conclusion.

No objection subject to matching materials but the finished product would be improved if the external vent pipe is unnecessary.

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