

H/22/94167 – 18 Church Road, Bishopstoke, SO50 6BH.

Context.

This property is on the eastern side of Church Road near the top of the Bishopstoke Conservation Area designated in 1977 and next but one to the listed cottages of 117 and 119 Spring Lane which is a seventeenth century dwelling house, now divided but originally listed in 1953. Also listed in 1953, meaning they were some of the first buildings to be listed in this country, is The Old Rectory just three doors down the road. The boundary of the conservation area runs up the opposite side of the road.

While the windows have an Edwardian feel about them a number of other features look more typical of the 1920's or 30's, so the building is most probably inter war. It stands in a commanding position, high up on a grassed bank which provides a most useful area of green landscaping to preserve the soft atmosphere of this part of Church Road and the conservation area.

The Proposal.

The drawings have omitted the gabled roof to the left hand side at the rear on the front elevations and I notice from Street View that there was previously a garage to the rear right. The proposed built form is in keeping with the existing building and the extended bulk to the rear will not cast significant extra shadow over the adjacent property's external space by virtue of its orientation. The new garage is in a similar position to the previous one.

The proposed extension to the drive will have a significant effect on the urbanisation of the street scene by reducing the area of grass fronting the road and removing a mature bush. A more street-friendly solution which would be more sympathetic from a highways perspective too, would be to extend the driveway across and close to the house on the more level ground, allowing vehicles to drive in and park parallel to the house then reverse round and exit the site in forward gear, preserving the greenery across the front boundary with the additional benefits of less strain on the vehicles when parked and safer exit onto the road.

Conclusion.

The proposed works to the building are sympathetic to it, so no problem, however the accommodation for vehicles at the front removes a significant amount of soft landscaping which will have a detrimental effect on the Conservation Area. Holding objection subject to a revised landscape scheme.

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