

H/22/93312 – 27 Pern Drive, Botley, SO30 2GW.

07.02.2023. Revised drawings update – The revised drawings dated 19.01.2023 on line are a great improvement producing a building suitable to fit into the existing street scene satisfactorily. One small point, the rear first floor windows appear on plan to be central to the dormer ridges but not in elevation. This should be corrected, then no objection.

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Context.

This property backs onto the western boundary of the Winchester Street zone of the Botley Conservation Area, specifically the rear of the Twin Oaks development carried out some five years ago. The nearest listed buildings are Hope House directly opposite Twin Oaks and Bay Tree Cottage immediately to the south of that site. While this development will not affect the settings of the two listed buildings it will affect the setting of the conservation area.

No 27 is the southernmost unit in a row of four identical bungalows, all with very low pitched roofs. The property to its right is a more traditional bungalow structure with a steeper hipped, pitched roof containing dormer windows and set further back on the plot. On the other side of the road are more chalet bungalows, some with front gables looking more like a house.

The Proposal.

The proposal is to add a first floor of accommodation onto the existing bungalow with the rear elevation facing the conservation area having a long dormer with three pitched roofs over it joined by areas of flat roof. Only the central one is aligned over the window, the two either side are offset which provides an unsettling elevation facing the conservation area on the elevation, however on the plan the ridge is drawn central to the windows.

The existing three bedroom bungalow is to be changed into effectively a five bedroom house. As this is the last low profile bungalow in the row, the change will not look too out of place, however as the roof height will be raised in the region of a metre above the existing (no bar scale on drawing, so no means of accurate measurement) the unfortunate and blunt cut off side elevation will dominate the street particularly as one comes southward.

A proper pitched roof, probably hipped would look far better and more in keeping with it's neighbour. This would need to be tested with a street scene elevation to show how it would sit next to its neighbours.

Conclusion.

This is a poor design solution not completely thought through or presented that will blight this section of Pern Avenue. Object.

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