

H/23/95069 – 20 Stanier Way, Hedge End, SO30 2XF.

Context.

This property is not situated in a conservation area and is about 200 metres from the nearest listed building, Shamblehurst Farmhouse to the east, with quite dense detached housing in between and the proposed extension is to the west of the existing building, so would not affect the setting of the heritage asset in any event.

The property is essentially brick with pre-cast knapped flint panelling to the front of the porch and at first floor level on the front only with the majority of brickwork having the character of re-used bricks, all in stark contrast to its eastern neighbour with a half-hipped concrete tile roof over.

The Proposal.

The scheme is to remove the existing rear conservatory at the western (a cardinal rule of draughting has been broken by no north points on the drawings) corner of the building and build a ground floor masonry extension with a pitched roof to match the existing across the back but project more, approximately where the conservatory now is. This will all be in keeping with the existing building and appear as a considered whole.

Conclusion.

This proposal is in keeping with the host building, all to the rear at ground floor level and separated by sufficient buildings from the local heritage asset, Shamblehurst Farmhouse, to not affect its setting, so no objection.

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