

H/23/95115 – 21 Church Road, Bishopstoke, SO50 6BL.

Context.

Situated within the north-west tip of the Bishopstoke Conservation Area, whose limit runs along both the west and north boundaries of this property, it is noted as making a positive contribution to the conservation area but *'unfortunately harmed by out-of-character flat roofed extension to the rear and inappropriate uPVC windows.'* It is subject to a number of Article 4 restrictions.

The windows have since been changed for more appropriate ones and the ghastly uPVC porch removed with an appropriate front door added. The flat roofed two-storey extension remains but is now well shielded by verdant vegetation on the road boundary; both have improved the buildings presentation and therefore the setting of the nearest listed building.

Diagonally across the road junction to the south, south-west is the listed building comprising No's 117 and 119 Spring Lane, two thatched cottages, originally one house dating from the seventeenth century. Listed Grade II in 1953 (very early), it is a two story, timber framed structure with thatched roof, hipped on the left and half-hipped on the right hand side with two thatched porches.

The Proposal.

This scheme is to re-order the rear of the ground floor by replacing the existing conservatory with a masonry structure of similar footprint, opening up the west wall of the kitchen and new double doors into the existing dining room at the front while closing off the old kitchen doorway and new ones out to the garden at the rear.

This is a sensitive and entirely appropriate scheme that will enhance the building and bring great benefit to its occupancy. The only disappointment is that the building still has concrete roof tiles that have replaced the original slate and the flat roof. A pitched roof over this and all in slate would complete the job!

Conclusion.

This project is a sensible rationalisation of the existing somewhat ad hoc development which will make life in the building easier and more pleasant while respecting the origins of the house. No objection.

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